

St Bart's Road, Sandwich, Kent, CT13 0AW

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# St Bart's Road

Sandwich, Kent, CT13 0AW

## Guide Price £360,000

Freehold

Situated on the sought-after St. Barts Road in Sandwich, this well-maintained semi-detached family home offers generous and versatile accommodation within walking distance of the town centre, railway station and a range of highly regarded schools. Offered to the market chain-free, the property has been extended to the rear to provide additional living space and benefits from off-road parking, a garage and a generous sunny aspect rear garden. Presented in good condition throughout, with modern double glazing and central heating, the property is ready for immediate occupation while still offering flexibility to suit a variety of lifestyles and family requirements.

The ground floor accommodation is accessed via an external porch leading into a welcoming entrance hall. The principal reception space comprises a through living and dining room, benefitting from dual-aspect windows that allow for excellent natural light throughout the day, alongside a feature fireplace that forms an attractive focal point. The kitchen is fitted in a practical galley style and incorporates integrated appliances, ample storage and a useful larder cupboard. To the rear, the property has been extended to create an additional reception room, currently utilised as a dining room, offering valuable flexibility for family living, entertaining or homeworking. Beyond this is a lobby area providing access to a separate utility and laundry room, a downstairs shower room and the adjoining garage.

To the first floor, a central landing provides access to three bedrooms and the family bathroom. The two principal bedrooms are both comfortable double rooms, with the rear bedroom enjoying pleasant views across the garden and benefitting from built-in wardrobe storage. A third single bedroom provides an ideal nursery, child's bedroom or home office, catering well to the needs of modern family life. Completing the first-floor accommodation is a well-appointed three-piece family bathroom.

Externally, the property benefits from private off-road parking and an attractive front garden, predominantly laid to shingle to provide additional parking space while retaining established flower borders that enhance the property's kerb appeal. To the rear, the generous garden enjoys a sunny aspect and is mainly laid to lawn, complemented by a patio seating area ideal for outdoor dining and entertaining. Gated rear access leads directly to Forage Place, adding further practicality and convenience.



The accommodation is as follows:  
(NB: all measurements are an approximate guide only).

**Ground Floor**

Living Room	3.62 x 3.66
Dining Room	3.00 x 3.30
Kitchen	2.40 x 3.31
Utility Room	1.48 x 3.34
Second Dining Room	2.55 x 3.20

**First Floor**

Bedroom 1	3.18 x 3.65
Bedroom 2	2.92 x 3.34
Bedroom 3	2.27 x 2.45

**External**

Garage	2.74 x 4.36
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**Services:** (Mains) Water, Gas, Electricity & Drainage.

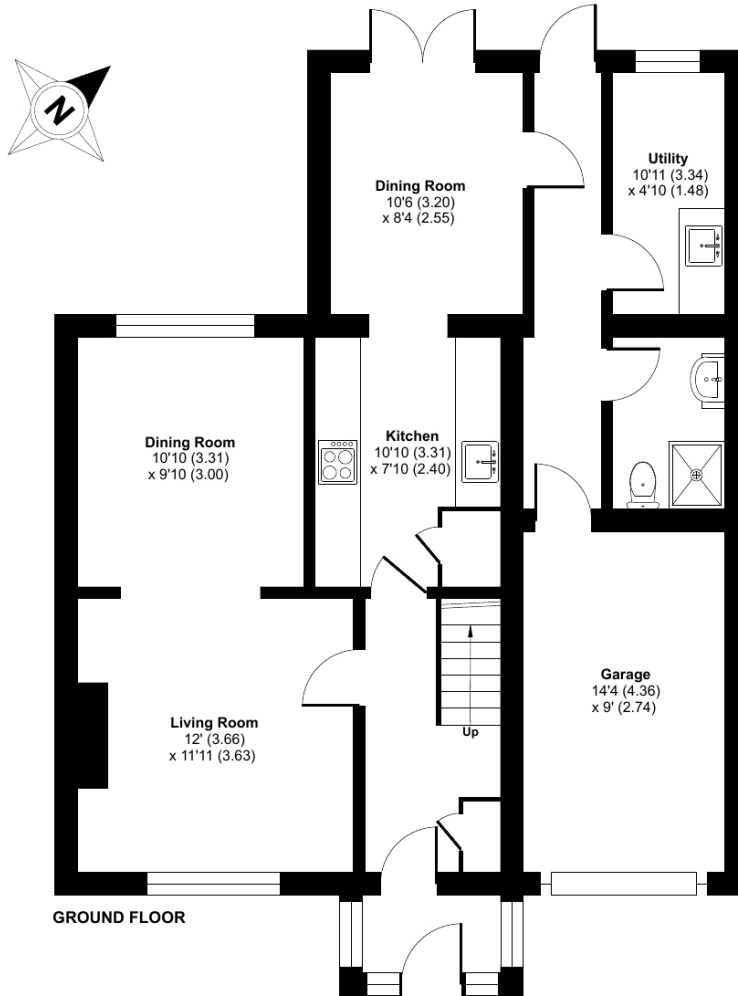
**Council Tax:** Band C (Dover District Council)

**Energy Rating:** Current 62 | D. Potential 78 | C.

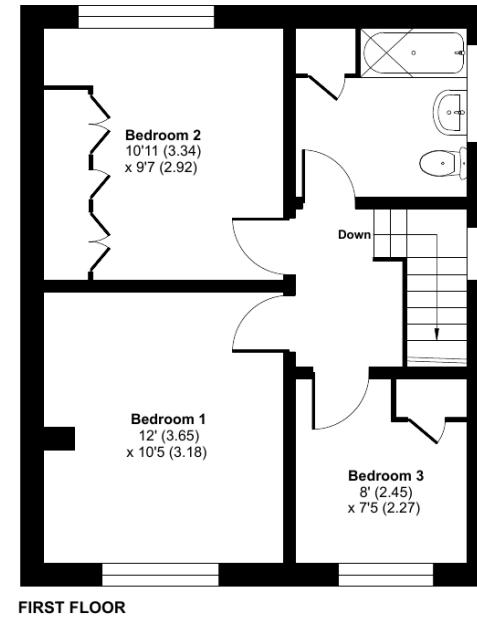
**Viewing by appointment only:** Finn's Sandwich  
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Approximate Area = 1152 sq ft / 107 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1281 sq ft / 118.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Finns. REF: 1467503

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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