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30a King Street, Sandwich, Kent, CT13 9BT

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**30A King Street, Sandwich, Kent,
CT13 9BT**

£300,000 Leasehold

A beautifully presented two-bedroom maisonette apartment with a private roof terrace, offered for sale with no onward chain, ideally situated in the heart of the historic town of Sandwich. Currently operating as a successful holiday let, the property would also make a superb permanent home, second home, or investment opportunity.

- Beautifully presented two-bedroom maisonette
- No onward chain
- Light, spacious accommodation
- Private roof terrace
- Character features throughout
- Central Sandwich location

The front door opens into a welcoming entrance hall with a useful storage cupboard and stairs rising to the first floor. Here, a wonderfully bright and airy sitting room enjoys a charming bay window with built-in window seat and an attractive feature fireplace, creating a cosy yet elegant living space.

The open-plan kitchen/dining room is equally inviting and offers a good range of wall and base units, space for appliances, and a further bay window with a delightful window seat, making it an ideal space for both everyday living and entertaining.

Completing the first-floor accommodation is a stylish and contemporary family bathroom.



On the second floor, a spacious landing leads to two beautifully presented double bedrooms, both featuring characterful beamed ceilings and built-in wardrobes.

Outside, the property benefits from a generous private roof terrace measuring approximately 14' x 13', providing a wonderful secluded retreat above the bustle of the town centre. Perfect for al fresco dining, entertaining, or simply relaxing, it offers rare outdoor space.

The property is situated within the Conservation Area at the heart of the ancient Cinque Port town of Sandwich, widely regarded as one of the finest medieval towns in England. The town offers an excellent range of independent shops, supermarkets, cafés, pubs, restaurants and cultural attractions, together with highly regarded schools in both the state and private sectors.

Nearby Deal, together with the shopping and leisure facilities at Westwood Cross, provides a wider range of amenities, while Canterbury and Dover offer extensive retail, educational and recreational opportunities. The area is also renowned for its exceptional golfing facilities, including the world-famous Royal St George's Golf Club, host of The Open Championship.

Surrounded by beautiful countryside, the area offers excellent walking opportunities, whilst the stunning sandy beaches of Thanet are within easy reach.

Transport links are excellent, with Sandwich railway station providing regular services to London, while the A256 offers convenient access to the A2/M2, M20/A20, Channel Tunnel and ferry ports.

Lease: 125 years from January 2000. (99 years remaining)

Service Charge: Details awaited

Ground Rent: £12 per year

We suggest the purchaser and their conveyancer checks these details before exchange of contracts.

Viewing: By appointment through Finn's, Sandwich. 01304 612147

Services: Mains gas, electricity, water & drainage.

Council Tax: Band 'TBC' according to the website of the Valuation Office Agency (www.voa.gov.uk).

Date: These particulars were prepared on 7/10/26

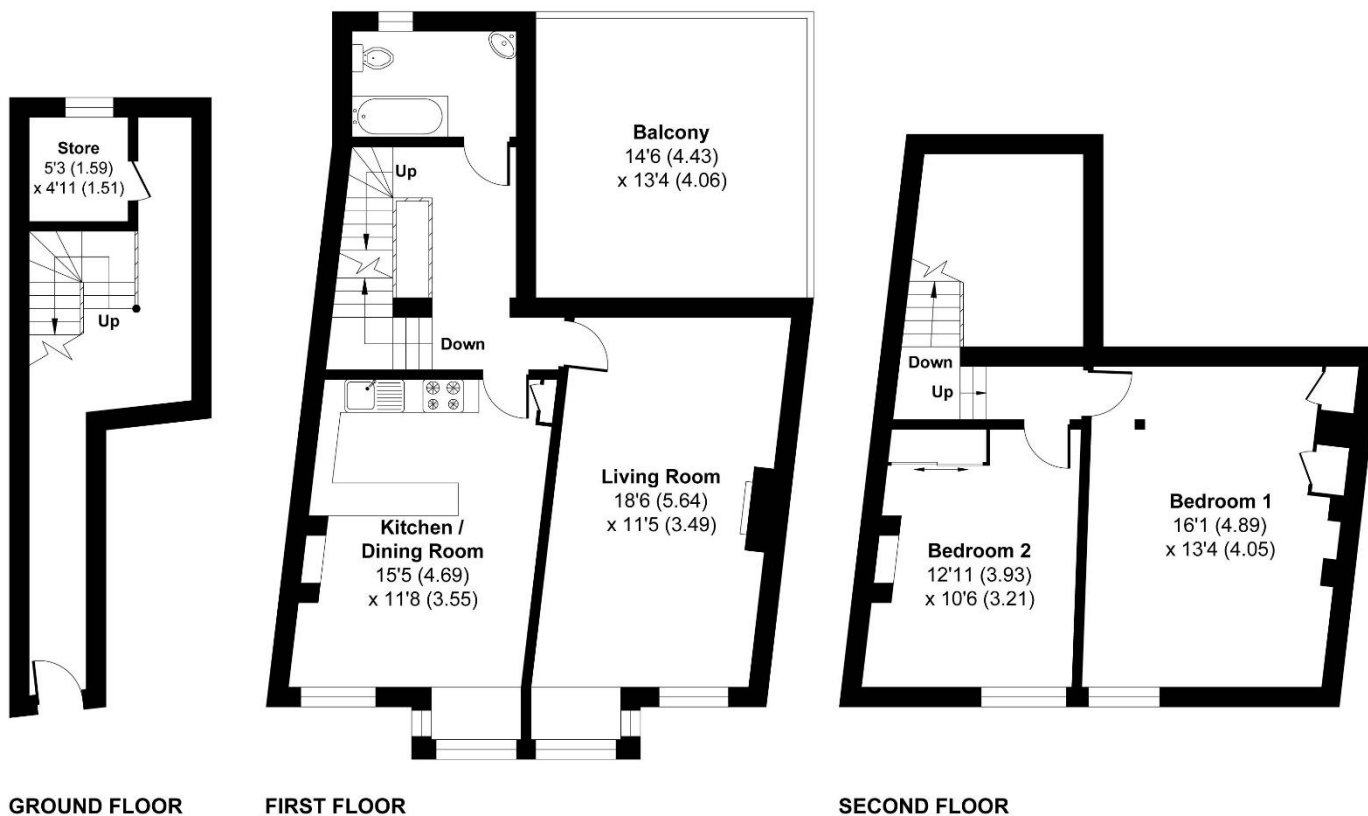




King Street, Sandwich

Approximate Gross Internal Area = 119.88 sq m / 1290.37 sq ft

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	45 E	
21-38	F		
1-20	G		

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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