



Church Street St Marys
Sandwich, Kent, CT13 9HH

Guide Price £225,000

Freehold

Situated within the heart of historic St Marys, this charming mid terrace period home occupies a prime position on Church Street and is offered to the market chain free. Grade II Listed and set within a conservation area, the property retains a wealth of character features while presenting an exciting opportunity for purchasers seeking a blank canvas to personalise and enhance. A modern heating system has already been installed, providing a practical upgrade while allowing scope for further improvement.

The ground floor accommodation begins with a welcoming living room accessed directly from the street, featuring a brick fireplace and built in storage cupboard that reflect the home's period origins. To the rear lies the kitchen, fitted with wooden units and offering space for appliances, leading through to a ground floor bathroom fitted with a three piece suite. The layout provides a solid foundation for reconfiguration or refurbishment, subject to the necessary consents.

On the first floor are two bedrooms, including a well-proportioned double bedroom with a feature fireplace and a second small double bedroom benefitting from built in storage and a discreet boiler cupboard. Both rooms enjoy good natural light and continue the characterful feel of the property.

Externally, the private walled courtyard to the rear offers a secluded outdoor space with hardstanding, ideal for low maintenance seating or container planting. Church Street is one of Sandwich's most picturesque addresses, moments from the historic town centre with its independent shops, cafés, restaurants and mainline railway station, making this an appealing opportunity for home movers, investors or those seeking a character property in a highly regarded location.



St Marys is one of the most desirable and characterful quarters of Sandwich, known for its historic streets, attractive period architecture and peaceful atmosphere, while remaining just moments from the heart of the town. Sandwich itself is a thriving and picturesque Cinque Port, offering an excellent range of amenities including independent shops, cafés, public houses and restaurants, alongside everyday conveniences such as supermarkets, medical practices and leisure facilities. The town is particularly well regarded for its schooling, with Sandwich Infant and Junior Schools and the highly sought after Sir Roger Manwood's Grammar School. Sandwich railway station provides regular mainline services to Canterbury, Ramsgate and London. Golf courses and nearby coastline offer outstanding recreational opportunities.

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

Ground Floor

Living Room	3.30 x 3.78
Kitchen	3.20 x 3.50
Bathroom	

First Floor

Bedroom 1	3.29 x 3.79
Bedroom 2	2.36 x 3.58

External

Courtyard Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band B (Dover District Council)

Energy Rating: Current 70 | C. Potential 92 | A.

Agents Notes: This property is Grade II Listed, and located within a Conservation area. List entry no. 1069696.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

finns.co.uk

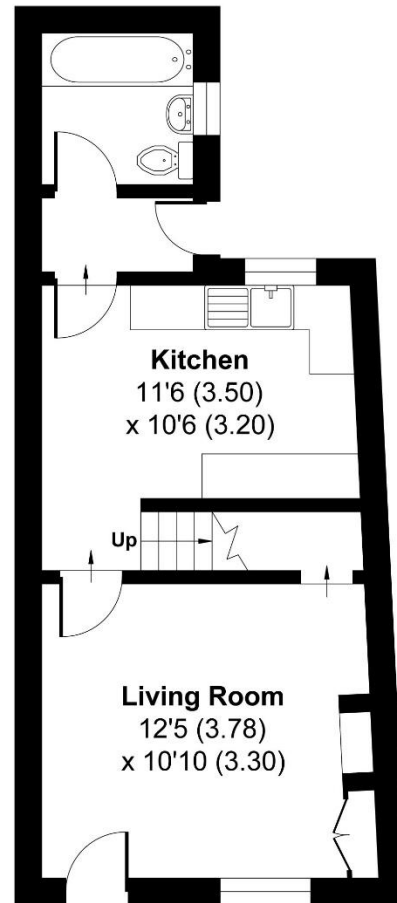




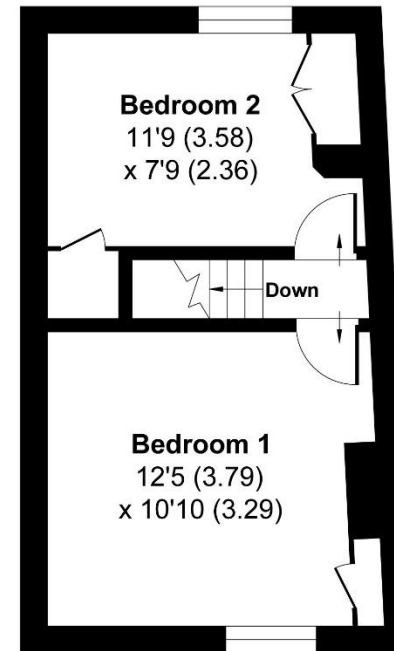
Church Street, Sandwich

Approximate Gross Internal Area = 52.94 sq m / 569.84 sq ft

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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.

FINN'S CANTERBURY
82 Castle Street
Canterbury
Kent CT1 2QD
Sales: 01227 454111
Lettings: 01227 452111

FINN'S SANDWICH
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
Tel: 01843 848230

