



Alliss Gardens

Sandwich, Kent, CT13. 0GQ

Guide Price £500,000

Freehold

Nestled within a prestigious and newly established neighbourhood, this exceptional family residence offers contemporary living at its finest. Just a short stroll from the historic town of Sandwich, the location blends convenience with charm, ideal for families and professionals alike.

Step inside to a bright and welcoming hallway that sets the tone for the versatile layout throughout. The ground floor features a spacious and cosy living room, complemented by a second reception room perfect for use as a home office or snug. To the rear, a sleek, modern kitchen awaits, complete with integrated appliances and ample space for dining and entertaining. A separate utility room and a stylish WC add further practicality.

Upstairs, the property boasts four generously sized bedrooms. The principal suite benefits from built-in wardrobes and a beautifully appointed en-suite shower room. A contemporary family bathroom serves the remaining bedrooms with equal style and comfort.

The exterior offers a well-maintained front garden, private parking, and a double garage. To the rear, enjoy a sunny, landscaped garden with a patio area, perfect for summer gatherings or quiet relaxation.



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

Ground Floor

Entrance Hall	
Study/ Reception	3.32 x 3.81 (max)
Living Room	3.25 x 4.77
Kitchen/ Dining Room	3.71 x 6.11 (max)
Utility	
WC	

First Floor

Landing	
Bedroom 1	3.87 x 4.21 (max)
En-Suite Shower Room	
Bedroom 2	3.25 x 4.23 (max)
Bedroom 3	3.23 x 3.36 (max)
Family Bathroom	
Bedroom 4	2.81 x 3.35

External

Double Garage	5.51 x 6.16
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band F (Dover District Council)

Energy Rating: Current 84 | B. Potential 93 | A.

Charges: Communal Ground Charge: £334.90 per annum.

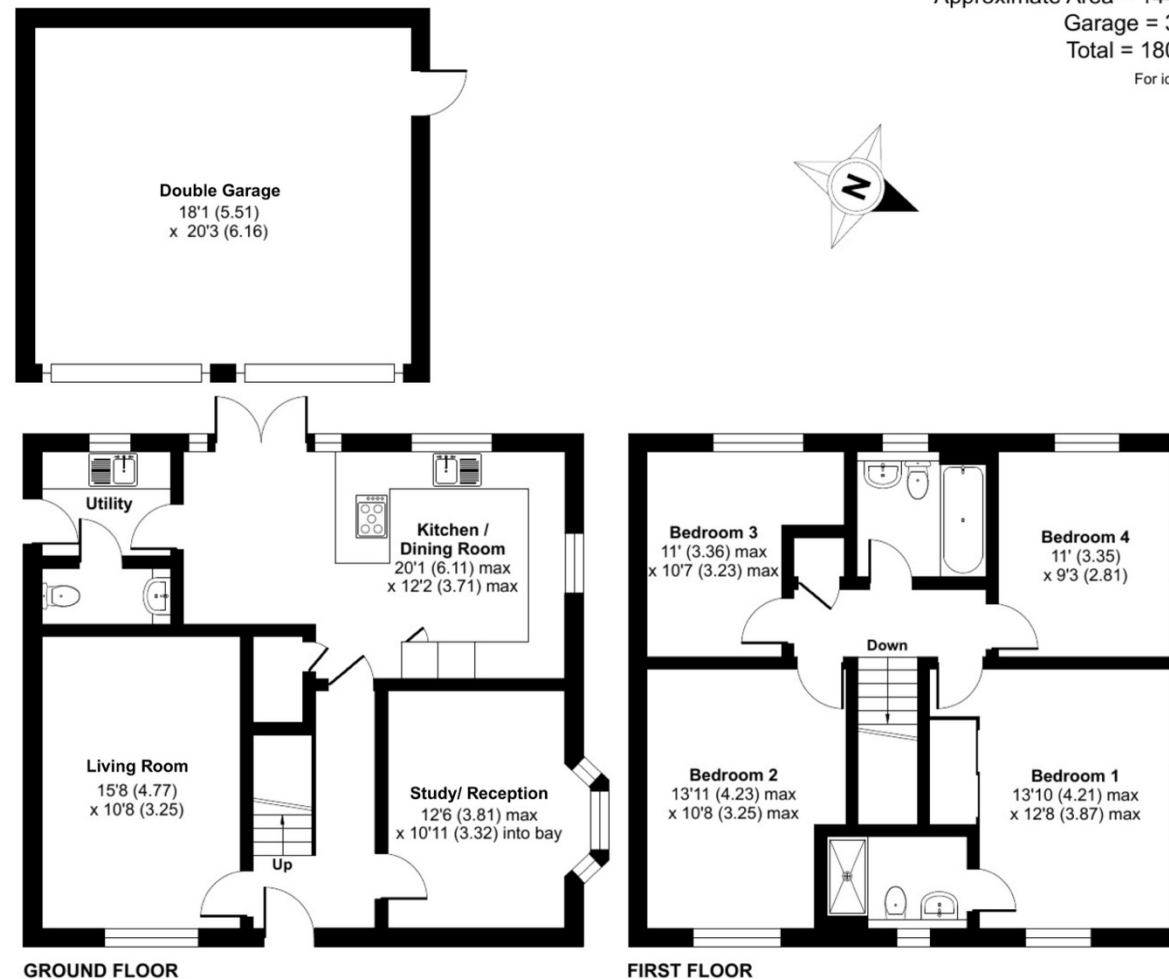
Agents Notes: This property benefits from a new-build warranty.

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

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Approximate Area = 1440 sq ft / 133.8 sq m
 Garage = 365 sq ft / 33.9 sq m
 Total = 1805 sq ft / 167.7 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). © nitchcom 2024. Produced for Finns. REF: 1181244

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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