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Paradise Row, Sandwich, Kent, CT13 9HU

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Paradise Row

Sandwich, Kent, CT13 9HU

Guide Price £290,000

Freehold

Located on the delightful Paradise Row, lies this superb cottage, which exudes character and charm throughout. Within a stone's throw of all of Sandwich's excellent amenities, this superb residence is certainly not one to miss.

Upon entrance to the property, you are greeted with a warm and inviting living room, which benefits from a feature fireplace and an abundance of natural light. This then seamlessly flows through to a convenient dining area and a stunning and new, modern kitchen that is fitted with Habitat Canella Kitchen Units. This level is also where you will find the newly installed three-piece bathroom.

Ascending to the upper level is where you will find two excellent-sized bedrooms. The principal bedroom boasts fitted storage on either side of a beautiful fireplace. The second bedroom is towards the rear of this level and is accompanied by pleasant views over the rear garden.

Externally, you will find a large, sunny aspect rear garden. Equipped with two twinned storage rooms as well as a private patio seating area and vast lawned spaces.

Located in the centre of Sandwich, Paradise Row is ideally positioned to the town's fantastic range of amenities, as well as being within walking distance of the popular primary and secondary schools. For buyers seeking suitable transport links, Sandwich has local bus routes to neighbouring villages and towns, whilst having a central train station, linking Sandwich to London in just over 90 minutes.



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

Ground Floor

Living Room
Dining Room
Bathroom
Kitchen

First Floor

Bedroom 1
Bedroom 2

External

Outbuilding's
Garden

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

Council Tax: Band C (District Council)

Energy rating: Current 63 | D. Potential 85 | B.

Viewing by appointment only: Finn's Sandwich
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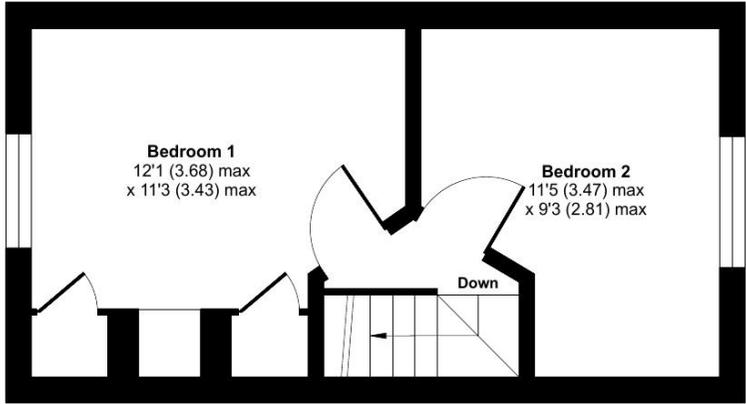


Approximate Area = 625 sq ft / 58 sq m

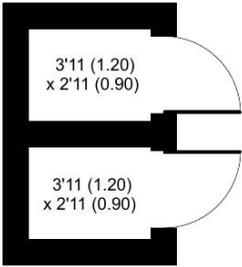
Outbuildings = 24 sq ft / 2.2 sq m

Total = 649 sq ft / 60.2 sq m

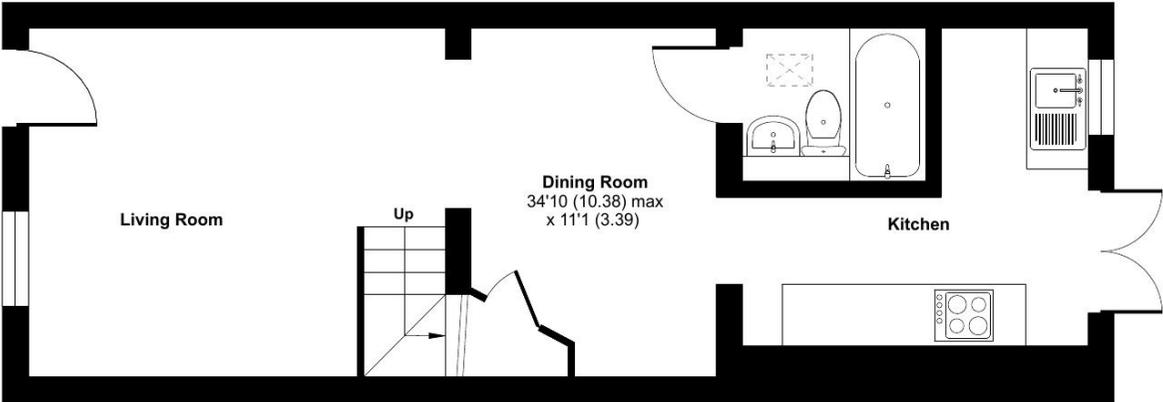
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING 1 / 2



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1133068

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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