



Ivor House, 2 Stour Court

Sandwich, CT13 9FY

Guide Price £190,000

Leasehold

This attractive and modern purpose-built flat offers a fantastic opportunity for buyers seeking stylish and low-maintenance living in the heart of Sandwich. Set within a well-maintained development, the property combines contemporary design with a practical layout, ideal for a range of lifestyles and furthermore there is no onward chain.

Upon entering, you're welcomed by a spacious entrance hall that leads into a well-arranged hallway. To one side is a generously sized modern bedroom, located opposite a sleek and well-appointed three-piece bathroom. The heart of the home is the impressive open-plan kitchen and reception space, fitted with a modern range of units, integrated appliances, and a breakfast bar with seating, seamlessly flowing into a bright reception area. Double doors open onto a charming Juliette balcony, allowing natural light to flood the living space and creating an airy and inviting atmosphere.

Externally, the property benefits from a private garage, offering both secure parking and valuable additional storage – a rare advantage for a flat of this type.

Situated in the historic town of Sandwich, the property is ideally located within walking distance of local shops, cafes, and essential amenities. Excellent transport connections include nearby bus routes and Sandwich train station, which offers direct services to London, making it ideal for commuters. Families will appreciate the proximity to both primary and secondary schools, while home-movers looking for a vibrant yet peaceful community will enjoy the town's mix of heritage charm and modern convenience. Whether you're upsizing, downsizing or relocating, this home is perfectly placed to support a balanced and connected lifestyle.



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

First Floor

Entrance Hall

Hallway

Bathroom

Bedroom 3.05 x 3.05m

Kitchen/ Reception room 3.71 x 6.35m (max)

Juliette Balcony

External

Garage



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

Council Tax: Band C (Dover District Council)

Energy Rating: Current 79 | C. Potential 79 | C.

Lease: Lease Term: 999. Years Remaining: 969.

Charges: Maintenance/ Service Charge: £2500 per annum. Ground Rent Charges: £0 per annum.

Agents Notes: This property is located within a conservation area.

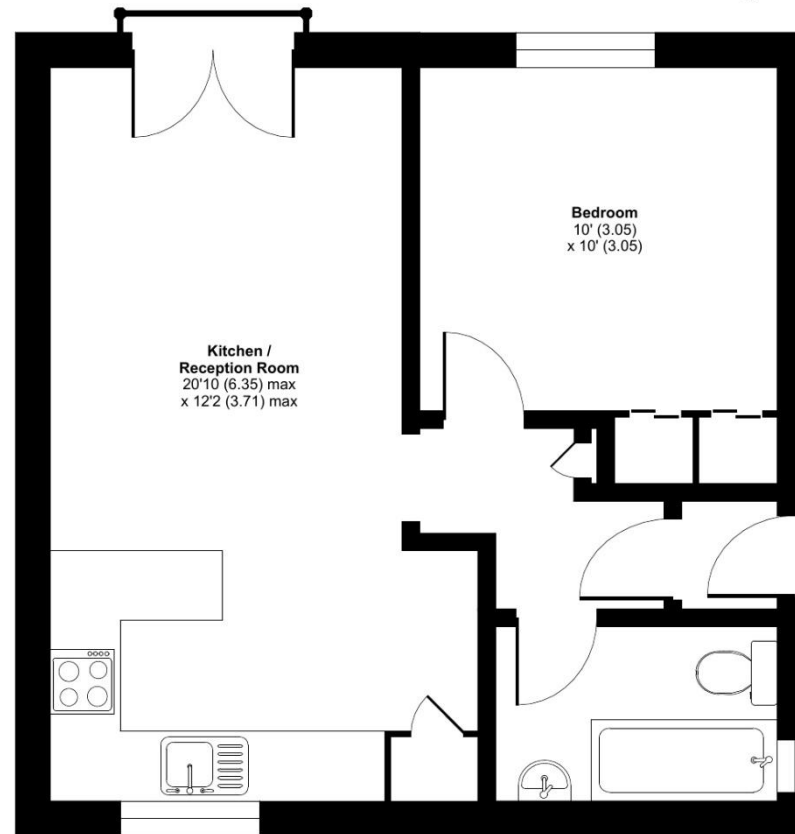
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Approximate Area = 437 sq ft / 40.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Finns. REF: 1312735

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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