

KE



62 New Street, Sandwich, Kent, CT13 9BB

£495,000

- Early Victorian Grade II Listed Cottage
- Flawless Finish Throughout
- Low Maintenance Rear Garden
- Three Bedrooms and Loft Room
- In The Popular Historic Cinque Port Town of Sandwich

62 New Street, Sandwich CT13 9BB

An exceptionally spacious and beautifully presented Grade II Listed early Victorian semi-detached cottage, ideally positioned in a sought-after town centre location. Combining period charm with stylish contemporary enhancements, this turnkey home offers an outstanding blend of character, comfort and modern connectivity.

The spacious entrance hall provides access to the main living areas and staircase, with engineered oak flooring and underfloor heating extending throughout the ground floor. At the heart of the home is the impressive newly fitted kitchen, which opens into a stunning rear extension incorporating a generous family and dining area. Flooded with natural light, this exceptional space features bi-fold doors and an electric glazed canopy, creating a wonderful connection between the house and garden.

The kitchen has been fitted with a comprehensive range of high-quality integrated appliances, complemented by a Rangemaster cooker beautifully positioned within the original fireplace recess. From the family/dining room, bi-fold doors open onto a split-level courtyard garden. The immediate stone-paved seating area benefits from external downlighting and a water tap, with steps leading to a larger upper garden level laid with low-maintenance artificial lawn. A timber garden shed provides useful additional storage and has sufficient space for a tumble dryer.

To the front of the property is an elegant sitting room, featuring a handsome fireplace with a contemporary wood-burning stove, creating a warm and inviting focal point. A staircase leads to a mezzanine shower



3



2



D

Council Tax Band: D



GROUND FLOOR

Entrance Hallway

26' 5' x 6' 3'

Lounge

12'10 x 12'1

Kitchen

14'6 x 12'1 max

Dining Room

10'4 x 10

MEZZANINE LEVEL

Shower Room

FIRST FLOOR

Landing

Bedroom One

12'1 x 10 inc wardrobes

En Suite with Shower and Bath

Bedroom Two

13'6 x 12'3 in wardrobes

Bedroom Three

11'6 x 11'2 to incl loft ladder well

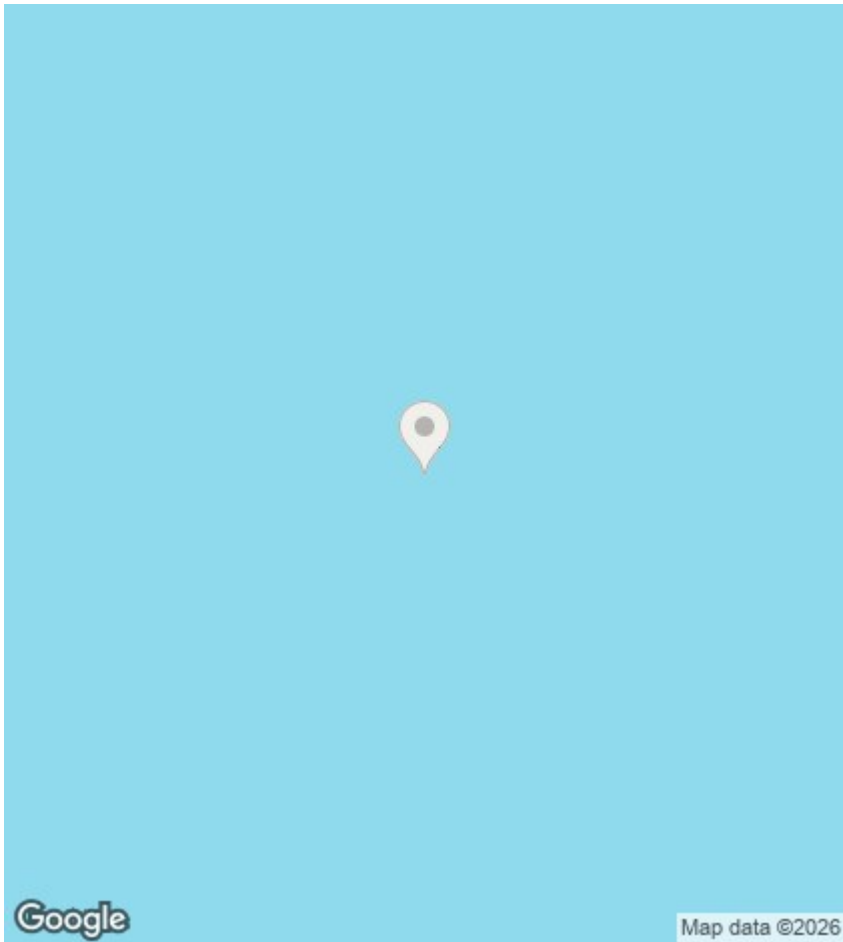
L Shaped Loft Room

18'0 max x 13'8 into sloping ceiling

OUTSIDE

Rear Garden

COUNCIL TAX BAND D



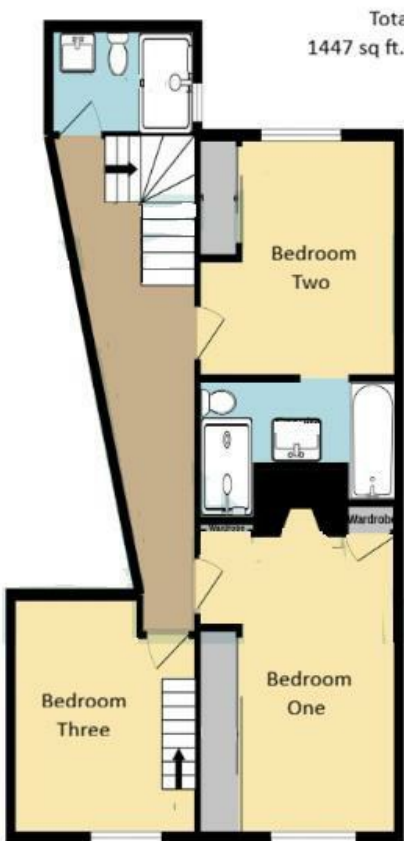
Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Floor Area
1447 sq ft. (134.4 sq m) approx

