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## Property brochure



SANDOWN LEES  
SANDWICH  
KENT  
CT13 9NZ

Price: £260,000

3 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### The Property

Popular Sandwich location! This 3 bedroom end of terrace home has been owned by one family since it was built and is now ready for the next family to enjoy. The house is tucked away in the quiet part of the cul-de-sac and has a garage en-bloc very close by. Downstairs there is an entrance porch leading to the wide hallway, the large lounge faces the front garden, and there is a kitchen leading to the dining room to the rear, the dining room has patio doors to the back garden, which also has a gate and a pathway leading to the front of the house. There is a downstairs cloakroom. Upstairs are two double bedrooms and a smaller third bedroom, and there is a wet room which was professionally installed in 2021 and has never been used. The house is being sold chain free so call us to arrange your viewing.

### Location

Sandown Lees is a popular residential location between the Cingue Ports town of Sandwich and Sandwich Bay, and the great local amenities that can be found within the town which is only minutes away by car or approximately a 20 to 30 minute walk, and includes excellent schooling facilities, mainline railway station, variety of shops, supermarkets, eateries and pubs, and walks around the historic medieval streets.

### Accommodation

#### GROUND FLOOR:

Porch

Hallway

Lounge: 15'4" (4.67m) x 11'4" (3.45m)

Kitchen area: 8'5" (2.57m) x 8'2" (2.49m)

Dining area: 8'9" (2.67m) x 8'0" (2.44m)

#### FIRST FLOOR:

Bedroom: 10'4" (3.15m) x 10'1" (3.07m)

Bedroom: 9'9" (2.97m) x 8'4" (2.54m)

Bedroom: 9'9" (2.97m) x 9'0" (2.74m)

Wet Room

#### OUTSIDE:

Large lawned front garden

Fenced rear garden with side access

Garage en-bloc



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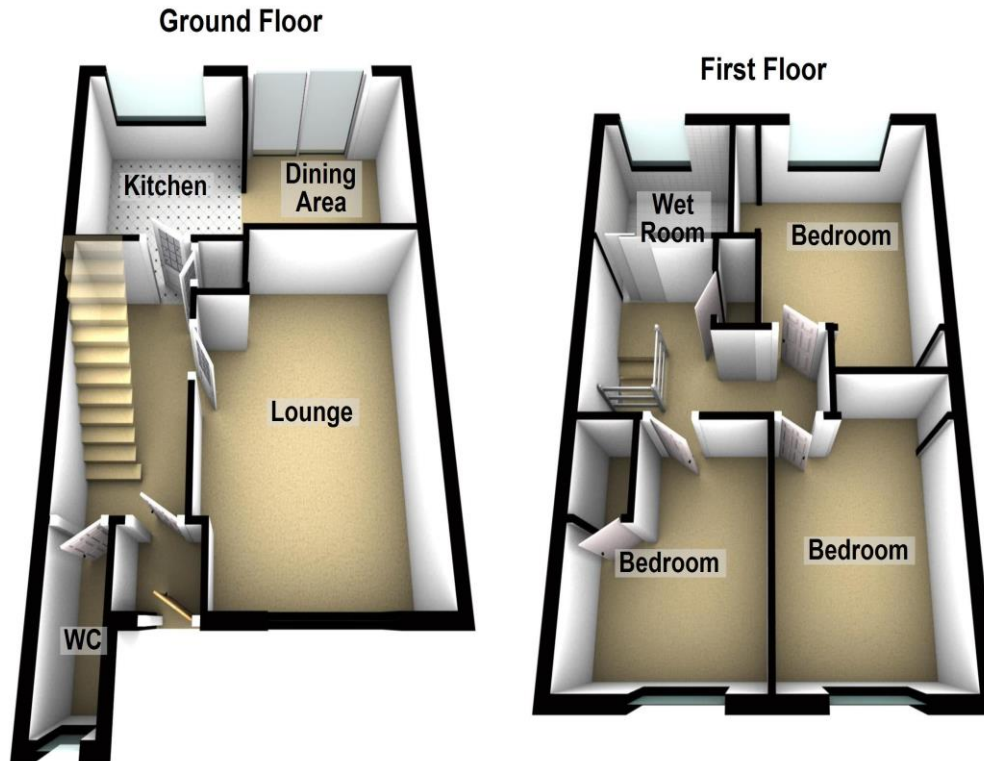
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### Key Features

- 3 bedroom end of terrace
- Popular residential location
- Close to Sandwich town and Sandwich Bay
- Large front garden
- Garage en-bloc
- No onward chain


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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. RAM0022657/20231023

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