



19, Sandown Lees, Sandwich, CT13 9NZ
Offers In Excess Of £250,000

A three bedroom end of terrace property situated in a popular location within the market town of Sandwich boasting stunning farmland views.

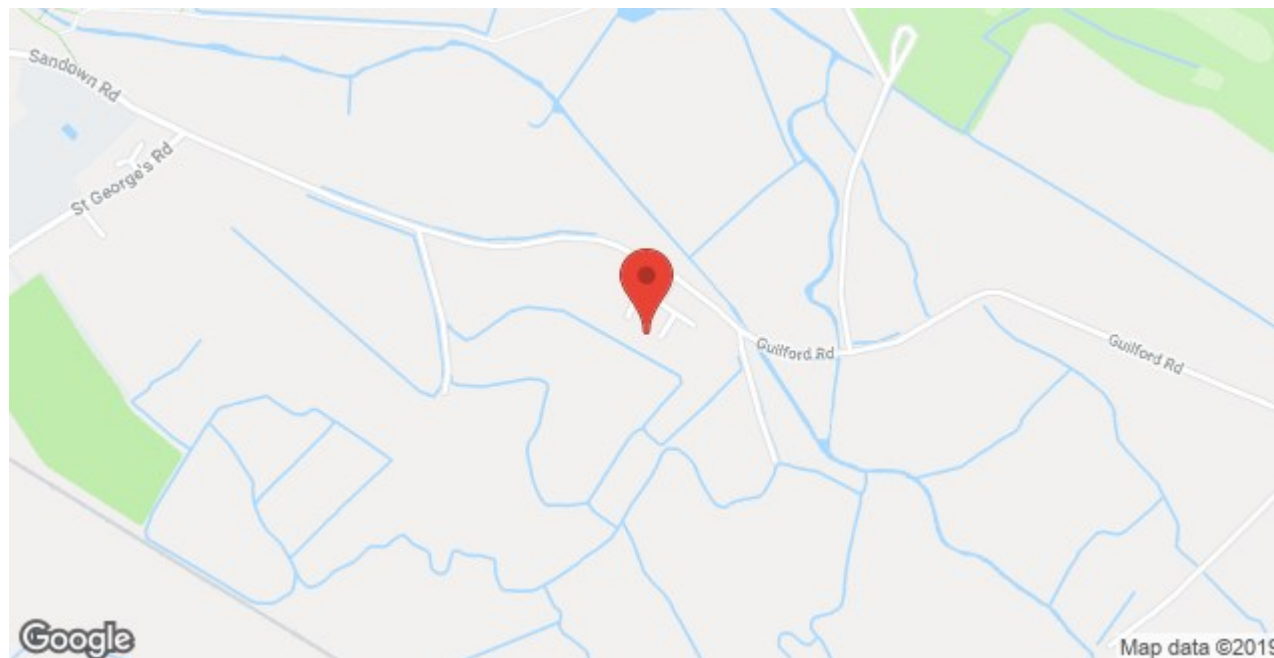
The internal accommodation comprises a spacious dual aspect living/dining room, fitted kitchen and WC to the ground floor. To the first floor you will find three bedrooms and a family bathroom.

Externally, the rear sunny aspect garden backs onto farmland with a decked terrace where you can sit and enjoy the view.

Further benefits include double glazing, gas fired central heating and a garage en-bloc.

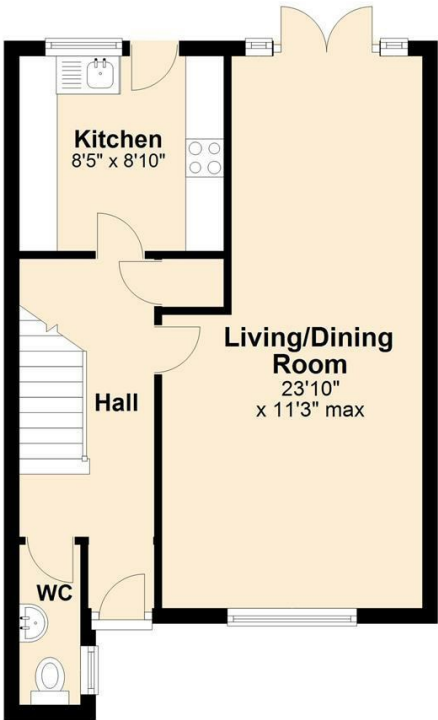
Sandown Lees is approximately a mile from Sandwich town centre where there is a range of boutiques, public houses and restaurants. Sandwich Bay is a short distance with enjoyable walks and cycle rides. Royal St George's Golf course is less than half a mile which will host The Open Championship in 2020.

The only way to fully appreciate this fine example is by internal viewing so call Regal Estates on 01304 611227 to book your appointment.



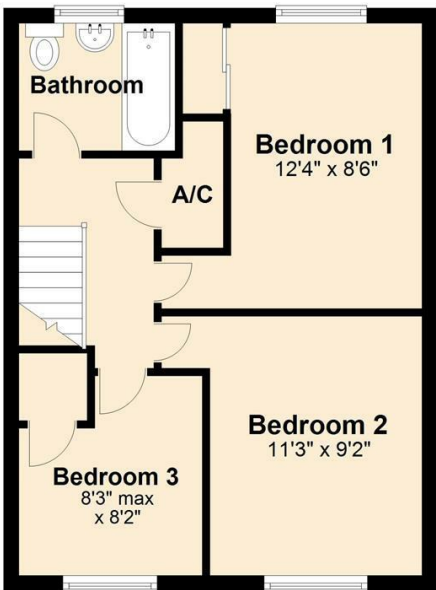
Ground Floor

Approx. 427.6 sq. feet



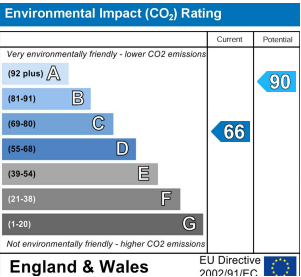
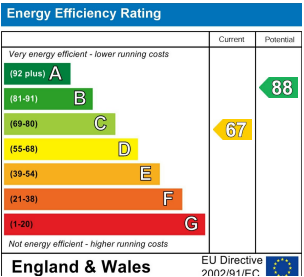
First Floor

Approx. 412.9 sq. feet



Total area: approx. 840.5 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only.
Plan produced using PlanUp.



Entrance:
Storm porch with double glazed door to:

Entrance Hallway:
Radiator, stairs to the first floor landing with storage recess under. Built in cupboard and doors to:

Ground Floor WC:
Double glazed window to the side, radiator, WC and wash hand basin.

Living/Dining Room:
Double glazed window to the front, two radiators, double glazed French doors and window to the rear.

Kitchen:
Contemporary styled kitchen comprising matching wall and base units, work-surface over, sink unit with mixer tap and drainer, inset gas hob with fitted electric oven and extractor hood over. Floor tiling with underfloor heating, plumbing and space for washing machine, space for fridge freezer, contemporary wall tiling, double glazed window and door to the rear garden.

First Floor Landing:
Built-in airing cupboard, access to the loft and doors to:

Bedroom 1:
Built-in wardrobes, radiator and double glazed window to the rear overlooking farmland.

Bedroom 2:
Radiator and double glazed window to the front.

Bedroom 3:
Built-in wardrobe, radiator and double glazed window to the front.

Bathroom:
Matching suite in white comprising panelled bath with 'Mira' shower over, pedestal wash hand basin, WC, radiator, laminate flooring, wall tiling and double glazed window to the rear.

Exterior:
Front garden, and rear garden which hosts a raised decked sun terrace and timber shed. The garden overlooks farmland and enjoys a sunny aspect. There is also a gate to the side.

Garage:
Garage En-Bloc.

Dover District Council:
Council Tax Band C

Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

