



62 Hazelwood Meadow
Sandwich, CT13 0AR
£239,000

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62 Hazelwood Meadow

Sandwich

A well-proportioned, bright and airy family home, set in a convenient location close to schools and amenities.

Situation

The property is conveniently located within walking distance of the medieval town of Sandwich which offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich and the nearby Thanet Parkway Stations there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

No: 62 is a well proportioned end of terrace family home, being offered for sale with no onward chain, and having a bright and airy feel throughout. From the entrance hallway is a generous light filled dual aspect sitting/dining room running, from front to back, complete with a serving hatch through to the fitted kitchen. From the kitchen is a garden room which overlooks and opens onto the rear garden. To the first floor are three good size bedrooms, two double and one single, serviced by a modern fully tiled bathroom, fitted with a three piece matching white suite with shower facility. This conveniently positioned home is fitted with aluminium double glazing and gas central heating and boasts ample fitted storage throughout.

Outside

Set on the outskirts of this popular residential development the property fronts on to the Dover Road in an elevated and set back position. There is a lawned front garden planted with established shrubs and gated side access leading to the rear. The enclosed rear garden has an overall measurement of 27' 1" x 22' 1" (8.25m x 6.73m) and is well tended with a central area of lawn bounded by planted flower borders. A timber deck surrounds the garden room and leads to the gated rear pedestrian access. There is also a concrete garden store.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

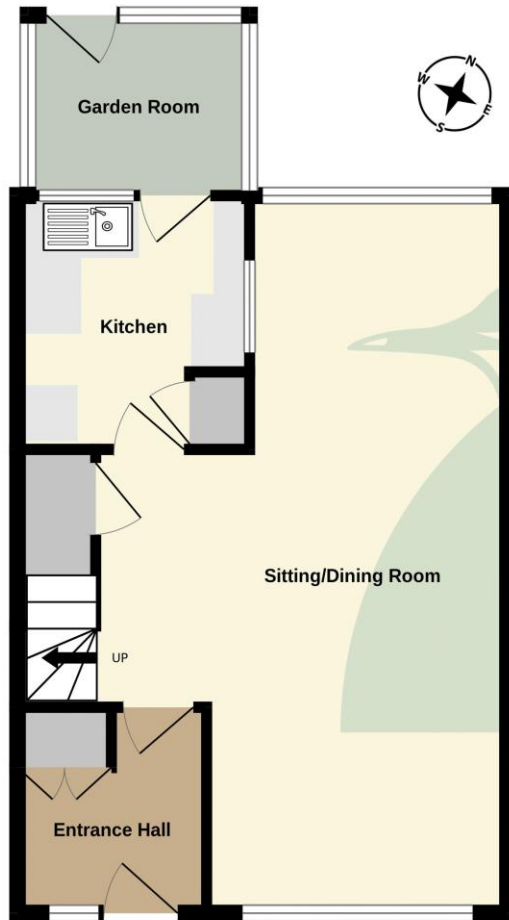
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

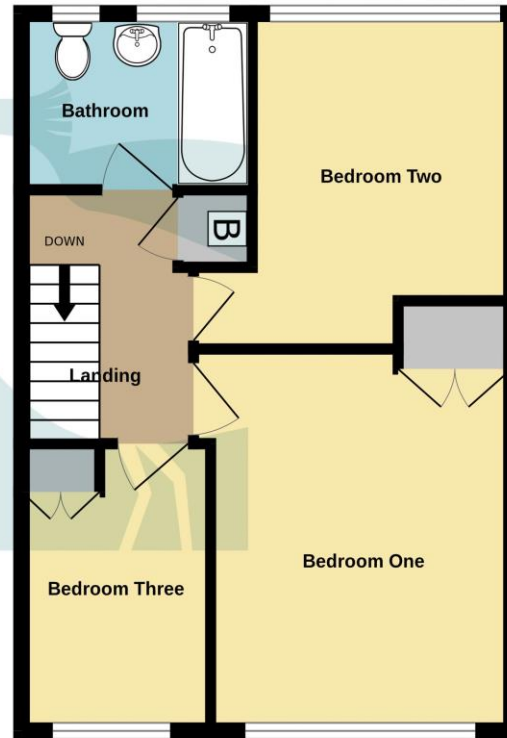


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
483 sq.ft. (44.8 sq.m.) approx.



First floor
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hall

6' 3" x 5' 2" (1.90m x 1.57m)

Sitting/Dining Room

24' 11" x 17' 5" max into stairwell (7.59m x 5.30m)
reducing to 9' 2" (2.79m)

Kitchen

8' 4" x 7' 10" (2.54m x 2.39m)

Garden Room

7' 11" x 6' 3" (2.41m x 1.90m)

First Floor

Bedroom One

13' 3" x 10' 5" (4.04m x 3.17m)

Bedroom Two

12' 0" x 9' 2" (3.65m x 2.79m)

Bedroom Three

10' 0" x 6' 10" (3.05m x 2.08m)

Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

Outside

27' 1" x 22' 1" (8.25m x 6.73m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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