



13, Delfside  
Sandwich, CT13 9RL  
£365,000

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# 13 Delfside, Sandwich

Well-presented link-detached two bedroom house close to the station and town centre. A very convenient and easy maintenance home with good parking and a garage. **NO ONWARD CHAIN.**

## Situation

The popular historic Cinque Port town of Sandwich 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

A modern and well-presented link-detached house occupying a corner plot close to the town's railway station with light and airy open-plan sitting room/kitchen, entrance hallway and garage on the ground floor together with two bedrooms and a bathroom on the first floor. Doors lead out from the sitting room and kitchen into the enclosed rear garden which also has a door leading into the back of the garage – useful for storage. The kitchen boasts a comprehensive range of integrated appliances inclusive of fridge/freezer, dishwasher, washer/dryer and cooking appliances. All windows are double glazed and there is a gas fired central heating system with boiler and radiators. Plenty of parking to the front.

## Outside

There is an open-plan front garden laid to gravel and used as an off-road parking area with space for several cars plus driveway space in front of the single car garage. The garage has electric light and

power and an up-an-over-door as well as a personal door to the rear giving access into the back garden. To the rear of the property is an enclosed garden with lawned area, paved patio area, and mature shrub and flower borders and with timber garden shed behind the garage. There is pedestrian access to front along one side.

## Services

All mains services are understood to be connected to this 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**

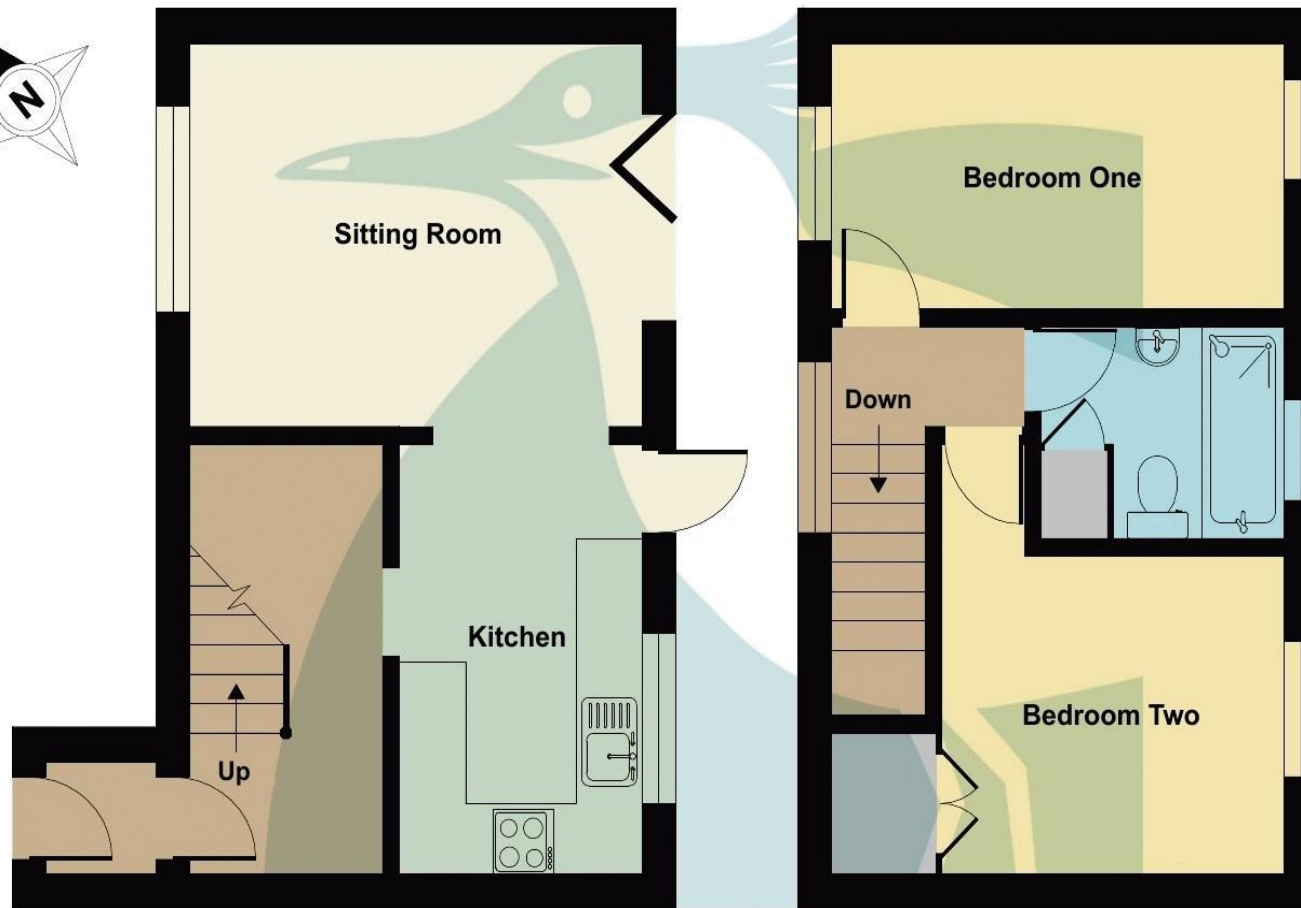




Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Colebrook Sturrock 2014 Limited. REF: 1050671

Total Approximate Area = 655 sq ft / 60.8 sq m

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 334 SQFT (INTERNAL)

**FIRST FLOOR**  
Approx. 321 SQFT (INTERNAL)

## Entrance Porch

## Sitting Room Area

13' 9" x 10' 9" (4.19m x 3.27m)

## Kitchen Area

13' 1" x 7' 5" (3.98m x 2.26m)

## First Floor

## Bedroom One

13' 8" x 7' 6" (4.16m x 2.28m)

## Bathroom

## Bedroom Two

10' 5" x 9' 1" (3.17m x 2.77m)

## Garage

A single car garage to the side of the house

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA  
t: 01304 612197  
sandwich@colebrooksturrock.com



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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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