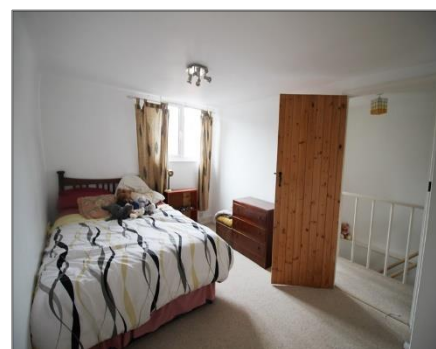
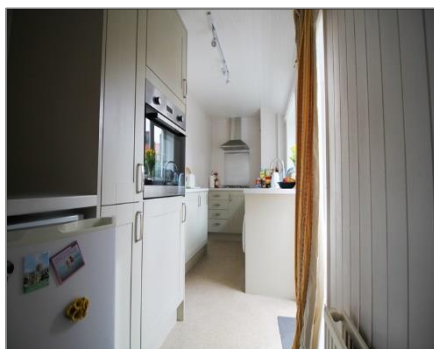
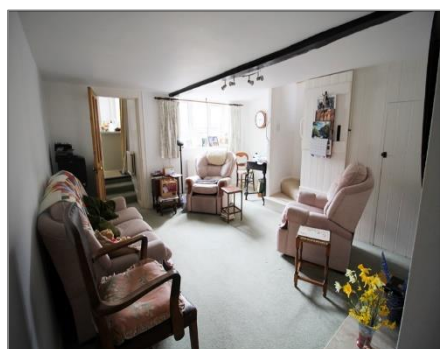


Dove Cottage  
26 St Peters Street  
**Sandwich**  
CT13 9BW

**£319,500**

Finn's  
1-3 King Street  
Sandwich  
CT13 9BY  
t: 01304 612147  
e: sandwich@finns.co.uk  
www.finns.co.uk



A delightful cottage with stunning views of St Peters Church & gardens  
Two reception rooms. Two double bedrooms. Fitted kitchen. Bathroom.  
Pretty courtyard garden.  
EPC rating D

[www.finns.co.uk](http://www.finns.co.uk) 01304 612147



Dove Cottage  
26 St Peters Street  
Sandwich  
CT13 9BW

A delightful mid-terraced cottage with stunning views of St Peters Church and gardens. This deceptively spacious cottage benefits from two reception rooms, a modern and well fitted kitchen, two double bedrooms, bathroom and a pretty courtyard garden.

Located within the heart of Sandwich which offers an excellent range of amenities including supermarket, shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses, choice of well-regarded schools and leisure facilities. A mainline train station offers high speed services direct to London St. Pancras and frequent trains to London Charing Cross. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay where the 2020 Open will be played.

Accommodation comprises (approximate measurements):

*Main entrance door into:-*

**Entrance Hallway**

With door leading to:-

**Reception Room 1 10' 11" x 11' 3" (3.32m x 3.43m)**

UPVC sealed unit double glazed panelled window to front, brick fireplace and good sized built-in storage cupboard

**Sitting Room 11' 1" x 13' 4" (3.38m x 4.06m)**

Under stairs storage cupboard, door and stairs to first floor, UPVC sealed unit double glazed window to rear, fireplace incorporating gas coal-effect fire with marble hearth and further wooden glazed door and steps up to:-

**Kitchen 14' 7" x 5' 4" (4.44m x 1.62m)**

Well fitted kitchen with a good range of contemporary matching storage units, space for slimline fridge, space and plumbing for washing machine, 1 ½ bowl single drainer stainless steel sink unit, four-ring Lamona gas hob with stainless steel splash back and matching extractor canopy hood over, painted panelled walls, vinyl tiled flooring, UPVC sealed unit double glazed window to side, cupboard housing gas boiler, external side door leading to rear garden, Lamona built-in oven/grill

**First Floor Landing**

Access to loft space, built-in airing cupboard and doors leading to:-

**Bedroom 1 10' 10" x 14' 11" (3.30m x 4.54m)**

Wood pine panelling to two walls, built-in wardrobe, exposed ceiling timbers, UPVC sealed unit double glazed panelled window to front with stunning views of St Peter's Church and gardens

**Bedroom 2 13' 1" x 9' 3" (3.98m x 2.82m)**

Fitted wardrobe cupboards, drawers and dressing table to one wall, UPVC sealed unit double glazed window to rear

**Bathroom**

White suite comprising panelled bath with shower over, WC, wall-mounted wash basin with tiled splash back part-tiled walls and frosted UPVC sealed unit double glazed window to rear

**Outside**

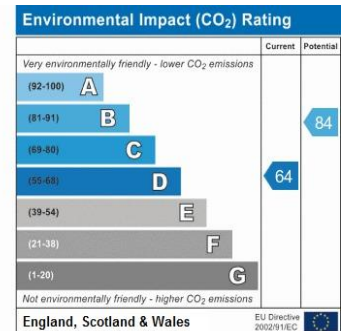
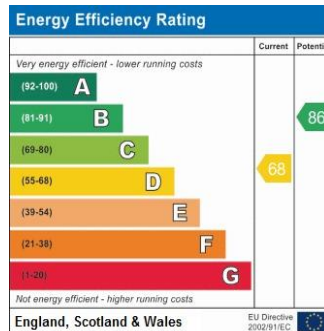
There is a pretty courtyard garden, wall enclosed with established and well-maintained raised flower and shrub beds with a brick paved seating area and outside tap. There is a storage shed to the rear of the property. Side are measure approximately 20' x 7'7". The rear courtyard area measures approximately 11' x 14'

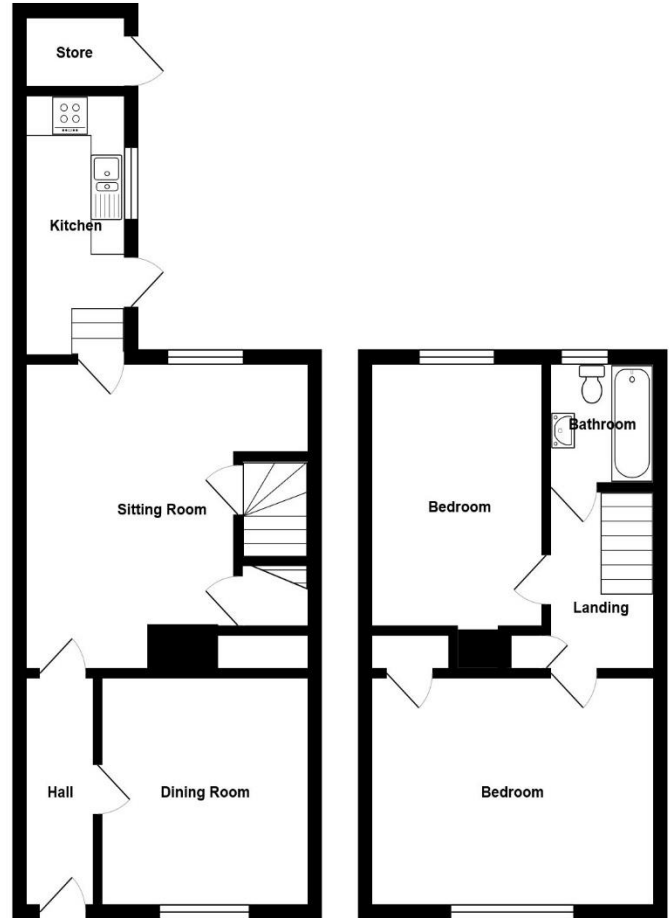
**Viewing:** By appointment through Finn's, Sandwich tel: 01304 612147

**Services:** Mains gas, electricity, drainage and water

**Council Tax:** Band C according to the website of the Valuation Office Agency (www.voa.gov.uk)

**Date:** These particulars were revised on 1<sup>st</sup> May 2019





Ground Floor

First Floor

Total Area: 915 ft<sup>2</sup> ... 85.0 m<sup>2</sup>

The position and size of Doors, Windows and All Features, are approximate and for display purposes only  
All Measurements are Approximate

**Agent's Note:** Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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82 Castle Street  
Canterbury  
Kent CT1 2QD  
Sales: 01227 454111  
Lettings: 01227 452111

FINN'S SANDWICH  
1-3 King Street  
Sandwich  
Kent CT13 9BY  
Sales: 01304 612147  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Brick Barn  
Court Road  
St Nicholas at Wade  
Kent CT7 0PT  
01843 848230

