



Jenkinson realestates

Delfbridge Manor | Dover Road  
Sandwich  
Asking Price £1,300,000



# Leasehold

Energy Performance Rating = D

Stunning Apartment In Sandwich  
Two En-Suites

Private Gated Development  
47ft Balcony Overlooking Countryside

Three Bedrooms  
Short Walk To Station

A true one off when it comes to luxury apartments, this stunning apartment, available exclusively via Jenkinson Estates is one that has to be seen to appreciate. Situated in the stunning gated development of Delfbridge Manor and located to the rear of the building this truly spacious apartment is flooded with light from its southerly aspect. The stylish open plan living space is over 55 Sq. m and opens onto the extensive balcony, covered, south facing and with open views across countryside, idyllic and private it is the perfect space for outdoor entertaining and living. A luxury fitted kitchen shares the open plan living space, but is discreetly incorporated within. The entrance hall which measures over 28ft (8.5 m) in length has the three bedrooms and luxury bathroom leading from it. Two of the bedrooms have luxury En-suites and gives direct access to the balcony and share its stunning vista. This part of Delfbridge Manor has only two apartments and the added benefit of a lift to the first floor. The leafy setting gives a high degree of privacy and seclusion away from the frontage. The electric gates serve the bridge that crosses the Delf stream and into the main frontage and parking area, there is further parking to the side where you will find the entrance to this apartment. Very rarely will you find such a home, with this style and space and privacy, all within walking distance to everything Sandwich has to offer. Including its mainline station with its fast train links to London St Pancras which will have you in the capital in just over 90 Minutes. Make no mistake this is a very special piece of property.

Council Tax Band D

Vendor advises, as of 08/2024;

Leasehold 125 Years from 2015.

Service Charge £1485.00 per annum

Ground Rent £420.00 per annum

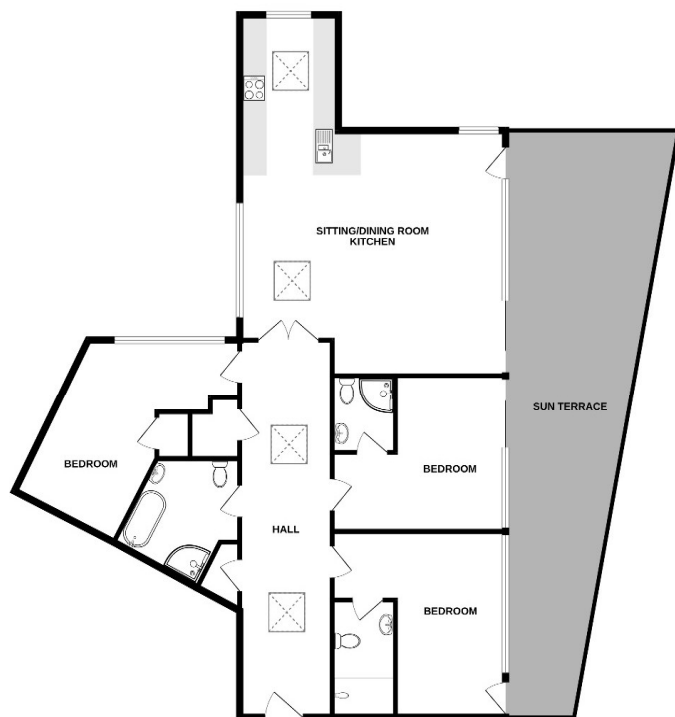








## FIRST FLOOR



While 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



### Accommodation

Ground Floor Entrance Hallway  
Stairs Or Lift To First Floor  
Apartment Entrance

Entrance Hall  
28'3" x 7'3" (8.61m x 2.21m)

Main Reception / Dining Room  
27'9" x 25'11" (8.46m x 7.90m)  
Kitchen

Sun Terrace / Balcony  
47'11" x 17'9" (14.61m x 5.41m)

### Bedroom One

18'6" x 12'8" (5.64m x 3.86m)  
En-Suite

### Bedroom Two

18'6" x 10'6" (5.64m x 3.20m)  
En-Suite

### Bedroom Three

15'10" x 11'11" (4.83m x 3.63m)

Luxury Bathroom

Allocated Parking

