



Bowling Street, Sandwich, CT13 9EY

Guide Price £550,000

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Ninepins is a fine example of an Arts and Crafts home, occupying a delightful situation within a beautiful part of this historic Cinque Port town yet within a short walking distance of the shops, pubs, restaurants, and amenities. This charming four-bedroom unlisted 1930's property in our opinion is an honest home that has almost stayed in its original form since it was built, so it retains some wonderful features throughout.

- A charming honest unlisted 1930's property
- Four-bedrooms
- Two receptions
- Lovely original features throughout
- Generous size accomodation spanning over three floors
- Fantastic established large garden



Floor Area: sq. ft.

Tenure: Freehold

Service Charge: £ per annum

Ground Rent: £ per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		71
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their condition or efficiency can be given. Made with Revvit 12/12.