



Asking Price £125,000 Leasehold

2 Bedroom, Apartment - Retirement

17, Fordwich Place Sandwich, Kent, CT13 0QR

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Fordwich Place

Fordwich Place is a retirement development of 24 one and two bedroom independent living flats, it has its own private car park at the rear of the property with space for approximately 17 cars.

The development is situated a few minutes' walk from the main railway station and a level 10-minute walk into the town. There is a petrol garage, post office, GP & dentist surgeries close by.

Sandwich is a hidden gem and is one of the most complete and well-preserved medieval towns in Britain. There are a wealth of historic sites and attractions including the historic Town Trail, Norman church and the medieval tower of St Peter's Church in the central part of the town where you can climb to the top of the tower and on a clear day you may even catch a glimpse of France.

The town has events throughout the year, Sandwich Food Fayre, Folk & Ale Festival, Arts Week and Le Weekend – a celebration of all things French, Sandwich Salutes a 1940's get together which the whole town participate in dressing up and many events and stalls. For the golfers there is nearby championship courses and lakes for fishing.

In the town there is various shops, coffee bars, a Co-op supermarket, local doctors, restaurants, takeaways including a great fish & chip shop, pubs and a cinema which dates from the 1930's showing all the latest films. Age Concern have a wealth of services including hairdressers, café, community events, advice & guidance and is a warm welcoming place.

Fordwich Place Development Manager is on hand 4 mornings per week 8am -12.30pm to support the owners and look after all the communal repairs.

You will find the flats have an emergency Careline system installed, monitored by the Development Manager during working hours stated, and when they are not on site our Careline team is available 24 hours, 365 days a year. Our sophisticated fire and smoke detection systems throughout both the flats and communal areas provides unrivalled peace of mind.

There is a small communal laundry at the rear of our middle block of flats, next to the Development manager's office.

You will often encounter ducks visiting our communal gardens, alongside squirrels and hedgehogs and many different birds. Many of the owners also, with permission from the Development Manager, tender to certain parts of the garden growing their own plants.

Fordwich Place is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Estates Management to maintain the highest standards of maintenance and service.

Fordwich Place accepts residents over the age of 55.



Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Situated in the fantastic the development of Fordwich Place is this delightful two bedroom apartment. The property provides spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture. Two large windows provide lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is an oven, 4 ring electric hob, and space for a fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with a built-in wardrobe. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- Two bedroom first floor apartment
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen
- Lodge Manager available 5 days a week
- Owners laundry
- 24 hour Careline system for safety and security
- Owners' private car park
- Lovely communal gardens



Key Information

Service Charge (Year Ending 31st March 2026):
£3,491.24 per annum.

Ground rent: There is no ground rent collected at this development

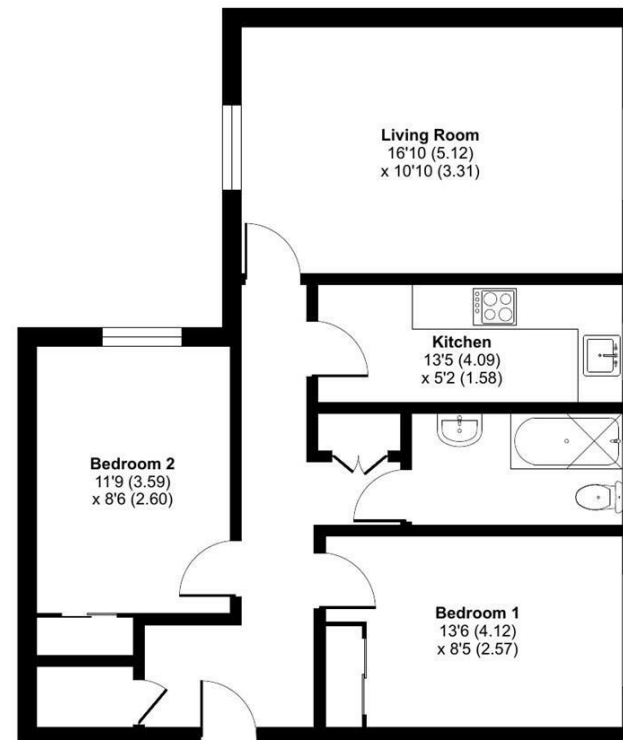
Council Tax Band B

125 years from 1st April 1985

This is a Shared Ownership property with a 70% Share.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Approximate Area = 670 sq ft / 62.2 sq m
For identification only - Not to scale



EPC Rating: E

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1349681

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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