



49 High Street, Hythe, Kent CT21 5AD



**44 ST MARTINS ROAD,  
NEW ROMNEY**

**£275,000 Freehold**

**In a popular position close to the centre of New Romney and a short walk from The Marsh Academy, this well proportioned family home comprises a generous sitting room, kitchen/dining room, 3 bedrooms, bath and wet rooms. Garden to rear. EPC D.**



**44 St Martins Road  
New Romney TN28 8JY**

**Entrance Porch, Entrance Hall, Sitting Room,  
Kitchen/Dining Room, Wet Room,  
Three Bedrooms, Bathroom,  
Garden To Rear**

**DESCRIPTION**

This well situated mid terraced family house offers particularly comfortably proportioned accommodation. This comprises an entrance porch leading to the entrance hall which opens onto the generous sitting room and the well equipped kitchen/dining. Beyond this is the ground floor wet room. On the first floor there are three bedrooms, two doubles and a good single as well as the family bathroom.

There are gardens to the front and rear, the rear garden with a decked terrace, expanse of lawn and a rear access to where the current owner rents a garage from the council. In the same area is additional on street parking.

**SITUATION**

In a popular residential location within a short walk of the historic High Street of this ancient and well kept Cinque Port town with its excellent range of traditional provision and other shops, pubs, restaurants and cafes. Also within a short level walk are many other amenities including churches, primary and secondary schools, doctors, dentists and veterinary surgeries as well as Sainsburys supermarket with its free car park. A little further on are Littlestone Championship Golf Course and the beaches of Littlestone and Greatstone.

Ashford International Station is just 14 miles distant with its high speed services to London Bridge and St Pancras where Eurostar services to Paris, Brussels and Amsterdam can be joined. Shortly, a new service by Air Alderney is expected to be operating from nearby Lydd Airport to Le Touquet. There is a bus stop with services to Folkestone, Hythe, Rye and Ashford within around 100 metres of the property.

The accommodation comprises:

**ENTRANCE PORCH**

Of UPVC and obscured double glazed construction, tiled floor, obscured double glazed door with double glazed window to side opening to:

**SITTING ROOM**

Painted timber fireplace surround with electric fire over a tiled hearth, timber effect flooring, dado rail, coved ceiling, double glazed window to front, radiator.

**ENTRANCE HALL**

Staircase to 1st floor with understairs storage cupboards, timber effect flooring, radiator, coved ceiling, door kitchen, door to:



### **KITCHEN/BREAKFAST ROOM**

Fitted with a range of base cupboard and drawer units incorporating space and plumbing for dishwasher, washing machine and freestanding cooker, roll top work surfaces inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, wall mounted gas fired Worcester boiler, coved ceiling, double glazed casement doors opening to and overlooking the rear garden, double glazed window to rear, radiator, door to:

### **WET ROOM**

Shower area with Myra shower, low-level WC, wall hung wash basin, tiled walls, wall mounted electric heater, extractor fan, obscured double glazed window to side, radiator.

### **FIRST FLOOR LANDING**

Access to loft space, coved ceiling, shelved linen cupboard, doors to:

### **BEDROOM**

Timber effect flooring, dado rail, coved ceiling, two double glazed windows to rear, radiator.

### **BEDROOM**

Timber effect flooring, coved ceiling, double glazed window to front, radiator.

### **BEDROOM**

Double glazed window to front, radiator.

### **BATHROOM**

Panelled bath fitted with mixer tap, pedestal wash basin, low level WC, two obscured double glazed windows to rear, wall mounted heated ladder towel rail.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a picket style fence with the pathway leading to the front door and the remainder of the garden being laid mainly to lawn.

#### **REAR GARDEN**

The garden to the rear of the property is well enclosed by close boarded timber panelled fencing and is laid mainly to lawn with a decked terrace directly to the rear of the house from where a meandering block paved pathway leads to a gate giving rear access. A further gate gives side access returning to the front of the house.

### **EPC Rating Band D**

#### **COUNCIL TAX**

Band C approx. £2106.48 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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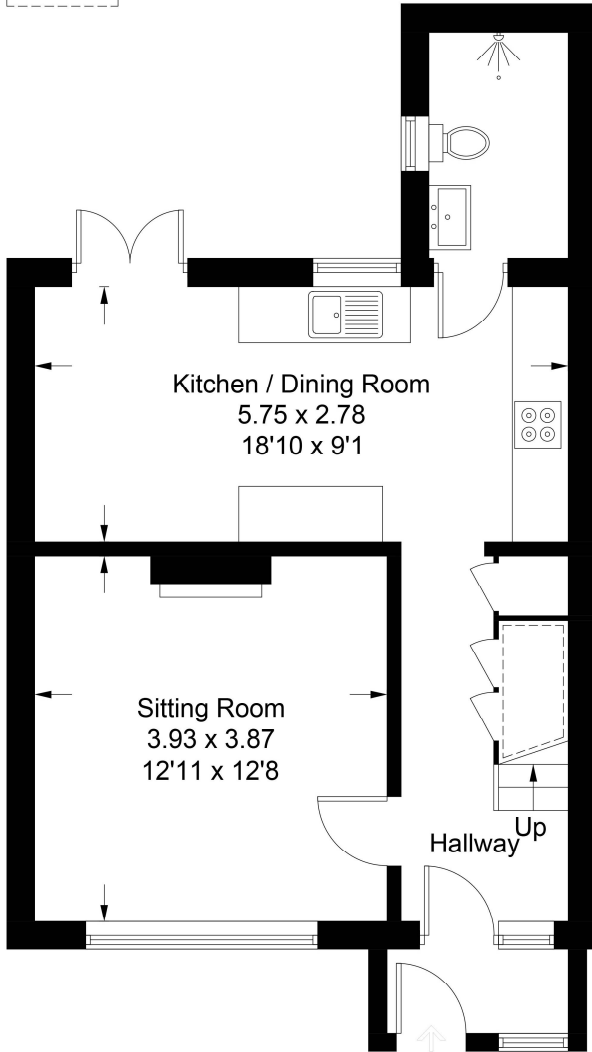




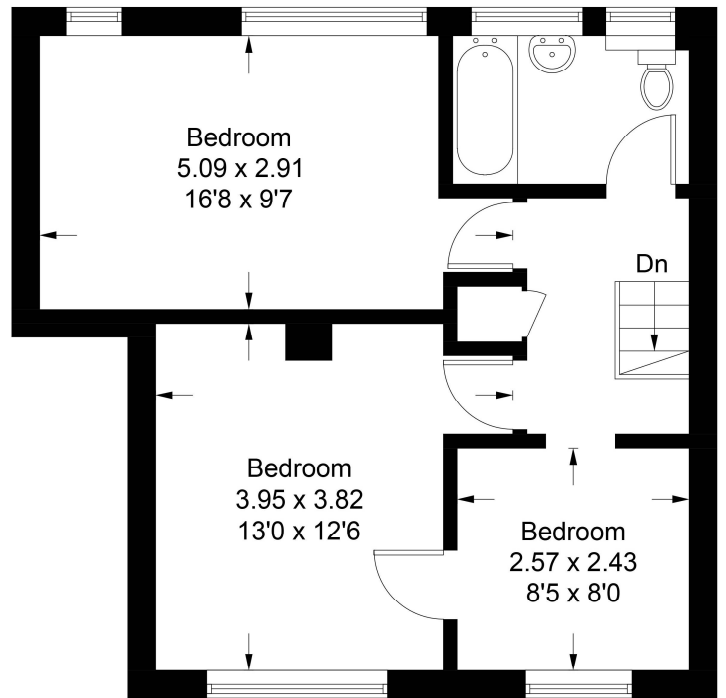
# St Martins Road, New Romney, TN28

Approximate Gross Internal Area  
Ground Floor = 46 sq m / 495 sq ft  
First Floor = 43 sq m / 463 sq ft  
Total = 89.0 sq m / 958 sq ft

 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069188)