

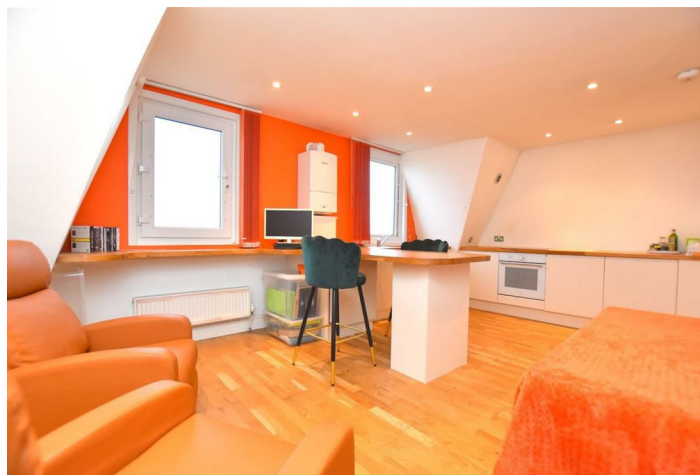


Victoria Road

Littlestone New Romney TN28 8NL

- Third Floor Seafront Apartment
 - Open Plan Living Space
 - Modern Bathroom
 - Modern Fitted Kitchen
 - Residents' Parking
 - Stunning Sea Views
 - One Double Bedroom
- Spacious Entrance Hall
 - Gas Central Heating
 - No Onward Chain

Asking Price £139,950 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this well-presented third floor one bedroom apartment in a seafront period building enjoying panoramic sea views stretching from Dover to Dungeness. The accommodation comprises a spacious entrance hall with fitted store cupboards, an open plan living space and modern fitted kitchen with integrated appliances, a double bedroom with its own view of the bay and far-reaching views of the Romney Marsh, and a modern fitted bathroom. The property also has double glazed windows and a gas-fired central heating system with a Worcester Bosch boiler, and attractive wood flooring to the entrance hall and living space. With the added benefit of residents' parking to the rear and being sold with no onward chain, this seaside apartment with its unrivalled sea views would make an ideal holiday retreat, first time buy or investment opportunity. An early viewing comes highly recommended.

Located directly on the seafront in Littlestone and within easy access of the local Spar and the beach. In the nearby town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and beach also only a short drive away. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading East along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Communal Entrance

Steps up from street level to side entrance with stairs to all floors.

Third Floor:

Private Entrance Hall

With solid wood entrance door opening to spacious hallway with wood flooring, fitted triple wardrobe unit with mirrored sliding doors and ample storage space, loft hatch, consumer unit, recessed downlighters, radiator.

Open Plan Living Space & Kitchen 18'1 x 10'11

With two front aspect UPVC double glazed windows enjoying beautiful sea views, wood flooring throughout, sitting and dining area, fitted kitchen comprising solid wood worktops and breakfast bar, inset ceramic sink with mixer tap over, range of gloss finish store cupboards and drawers, integrated appliances including a washer/dryer, slimline dishwasher and undercounter fridge, four ring ceramic hob with extractor over and electric oven under, wall-mounted Worcester Bosch gas-fired combination boiler, recessed downlighters, radiator.

Bedroom 11' x 10'4

With side aspect UPVC double glazed window enjoying views of the sea and far-reaching views inland across the surrounding area and countryside, recessed downlighters, ceiling fan, radiator.

Bathroom 7'7 x 4'11

With panelled bath with mixer tap and shower over, WC with concealed cistern, wash hand basin with mixer tap over and store cabinet under, extractor fan, recessed downlighters, tiled floor, chrome effect heated towel rail.

Outside:

Residents' parking is available to the rear of the building accessed via Victoria Road – parking spaces are not allocated. There is a cupboard under the front steps housing gas and electric meters for all flats in the building.

Service Charge:

We have been advised by our client that the current service charge is set at £1302.60 per annum (£108.55 per month).

Lease:

We have been advised there is the remainder of a 999 year lease from October 2005.

Ground Rent:

N/A (share of freehold).



Local Authority Folkestone & Hythe District Council
Council Tax Band A
EPC Rating C



TOTAL APPROX. FLOOR AREA 42.0 SQ.M. (452 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.