



The Parade

Greatstone TN28 8RT

- Well Presented Detached Bungalow
 - Generous Accommodation
 - Large Living/Dining Room
 - Two Double Bedrooms
 - Low Maintenance Rear Garden
- Seafront Location & Panoramic View
 - Sun Room
 - Rear Conservatory
 - Bathroom & En Suite Shower Room
 - Integral Garage & Large In/Out Driveway

Asking Price £399,995 Freehold





Mapps Estates are delighted to bring to the market this well presented two bedroom detached bungalow residence located on the seafront and enjoying panoramic coastal views across the dunes to the English Channel. The generous accommodation comprises an entrance porch, a pleasant sun room from which to enjoy the view, a spacious living/dining room opening to a rear conservatory, a master bedroom and modern en suite shower room, a second double bedroom, a fitted kitchen and bathroom. The property also benefits from high ceilings to most rooms, a good-sized integral garage, a sizable brick block in/out driveway providing ample off-road parking space, and an attractive low maintenance rear garden. An early viewing comes highly recommended.

Located directly on the seafront, adjacent to the dunes and enjoying panoramic sea views. In the nearby Cinque Port 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, the popular Pilot pub and restaurant and the famous Dungeness National Nature Reserve also only a short drive away. The 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 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, with Rye town and harbour to the west.

Entrance Porch 8'3 x 7'10 (max points)

With UPVC double glazed windows and front door with polycarbonate roof over, tile effect vinyl flooring, sea view, internal UPVC entrance door opening to sun room.

Sun Room 16'1 x 8'7

With UPVC double glazed windows taking in the view across the dunes to the English Channel, electric storage heater, coved ceiling, glazed bi-fold doors opening through to living/dining room.

Living/Dining Room 24'6 x 12'4

With sea view, tiled fireplace, coved ceiling, frosted glazed panel doors to two inner hallways, two electric storage heaters, rear aspect window and glazed door to conservatory.

Conservatory 11'4 x 11'2

With rear aspect UPVC double glazed windows and door to garden, pitched polycarbonate roof with fitted remote controlled sun blinds, wood effect vinyl flooring, power and light.

Inner Hallway 4'9 x 2'9

With fitted shelf, doors to integral garage and master bedroom.

Integral Garage 16'1 x 10'1

With remote controlled electric sectional garage door, side aspect UPVC double glazed window, fitted shelving, power and light.

Master Bedroom 15'5 x 10'2

With rear and side aspect UPVC double glazed windows, coved ceiling, electric storage heater, door to en suite shower room.

En Suite Shower Room 6'11 (max) x 4'5

With shower cubicle and Mira electric shower, pedestal wash hand basin with mixer tap over, WC, recessed shelves, extractor fan, coved ceiling, fully tiled walls.

Hallway 11'7 x 4'5 (max)

With built-in airing cupboard housing hot water tank with fitted shelving over, coved ceiling, vinyl flooring, electric storage heater, fitted shelves.



Kitchen 11'2 x 10'

With front aspect UPVC double glazed window and sea view, range of wooden store cupboards, display cabinets and drawers, square edged worktops with tiled splashbacks over, serving hatches opening to living/dining room and sun room, inset stainless steel sink/drainer with mixer tap over, four ring electric ceramic hob with extractor canopy over, fitted high level electric oven and microwave, space for fridge/freezer, space and plumbing for washing machine and dishwasher, coved ceiling, tile effect vinyl flooring.

Lobby 6' x 2'9

With UPVC frosted double glazed back door, electric meter and consumer unit, fitted shelf, vinyl flooring.

Bathroom 8'6 x 5'9

With two UPVC frosted double glazed windows, panelled bath with folding shower screen and Mira electric shower over, pedestal wash hand

basin, WC, electric heated towel rail, extractor fan, vinyl flooring, fully tiled walls.

Bedroom 13'5 x 10'3

With rear aspect UPVC double glazed window looking onto garden, built-in double wardrobe with sliding doors and store cupboards over, fitted wash hand basin with tiled splashback over and storage cabinet under, two wall light points, coved ceiling, electric storage heater.

Outside:

To the front of the property is a large, brick block in/out driveway providing off-road parking for up to six cars if required, and access to the integral garage. The rear garden is access via a side pathway with a newly-fitted gate and an outside tap. The garden has been laid to brick block paving for low maintenance and has attractively planted borders and a central wisteria-adorned pergola. There are four water butts to the rear garden and another to the front by the garage. Along one side of the bungalow is a lean-to greenhouse and garden shed.



Agent's Note:

Please note, this property is not currently connected to mains drainage or gas although mains drainage and gas are available in the street





Ground Floor

Approx. 129.9 sq. metres (1397.8 sq. feet)



Total area: approx. 129.9 sq. metres (1397.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kert Energy Company.
Plan produced using PlanUp.

Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		28	
(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.