



Littlestone Road

Littlestone New Romney TN28 8LN

- Three Storey Period Townhouse
 - Large Kitchen/Diner
 - First Floor Living Room
- Bathroom & Separate Cloakroom
 - Rear Courtyard Garden
- Spacious Accommodation
 - Ground Floor Sitting Room
 - Three Double Bedrooms
- Potential For Further Ground Floor Accommodation
 - Gated Parking Space

Offers In Excess Of £375,000 Freehold





Mapps Estates are delighted to bring to the market this three bedroom period townhouse, conveniently located between New Romney town centre and the seafront. The versatile and spacious accommodation is arranged over three floors, with a welcoming reception hall, a large kitchen/diner, garden room and sitting room to the ground floor, a living room with bay window, double bedroom, family bathroom and separate cloakroom to the first floor, and two further double bedrooms to the second floor. In addition, the ground floor living space could potentially be opened up into an existing large shopfront area to the front subject to the relevant planning permissions being obtained, so a fourth bedroom could then be re-established upstairs if required. There is also a good-sized courtyard garden and a gated parking space to the rear of the property. An early viewing of this substantial family home comes highly recommended.

Located in the popular residential area of New Romney near the Romney, Hythe and Dymchurch light railway station, and within level walking distance of New Romney high street as well as the seafront. The Cinque Port town of New Romney offers a selection of independent shops and restaurants including a Sainsbury's store, a public library, doctors' and dentists' surgeries. Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is only a short walk away. The ever-expanding market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the 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 for access to mainland Europe.

Ground Floor:

Side Entrance

With composite entrance door with frosted double glazed window over, opening to reception hall.

Reception Hall 11'6 x 8'5

With stairs to first floor and large UPVC double glazed window over, understairs store cupboard, chequerboard vinyl flooring, consumer unit, coved ceiling, radiator.

Sitting Room 14'1 x 9'11

With side aspect UPVC double glazed window looking through to garden room, coved ceiling, radiator, open doorway to boiler room.

Boiler Room 10' x 4'11

With wall-mounted Baxi gas-fired boiler, wood style wall panelling to dado rail level, coved ceiling, radiator, archway through to kitchen/diner, UPVC double glazed door to garden room.

Garden Room 11'11 x 6'7

With rear aspect UPVC double glazed window and door to rear garden, wood effect vinyl flooring.

Kitchen/Diner 19'2 x 10'1

With a range of matching wooden store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks, inset ceramic Butler sink with mixer tap over, cupboard to house fridge/freezer, space and plumbing for washing machine and dishwasher, space for range cooker with extractor hood over, coved ceiling, wood effect vinyl flooring, opening through to Dining Area with side aspect UPVC double glazed window, rear aspect UPVC double glazed window and door to rear garden, wood style wall panelling dado rail level, radiator.

Shopfront 28'9 x 17'4 (max points)

A large 'L' shaped space with a glazed front door and large front and side aspect windows, a feature fireplace, and a kitchen sink and WC to the rear.

First Floor:

Split Level Landing

With loft hatch, stairs to second floor, coved ceiling, radiator.

Family Bathroom 9'10 x 9'5

With UPVC frosted double glazed window, feature fireplace, quadrant shower cubicle with Triton electric shower, corner bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, airing cupboard housing hot water cylinder, wall light/shaver point, coved ceiling, chequerboard vinyl flooring, radiator.

Separate Cloakroom

With UPVC frosted double glazed window, WC, part-tiled walls, chequerboard vinyl flooring.

Bedroom 11'10 x 10'10

With rear aspect UPVC double glazed window, exposed floorboards, feature fireplace, built-in wardrobe to chimney breast recess, coved ceiling, radiator.

Living Room 16'10 x 14'7 (max)

With front aspect bay window with UPVC double glazed windows and further windows to side and front, feature fireplace, exposed floorboards, radiator.

Second Floor:

Split Level Landing

With rear aspect UPVC double glazed window, radiator.

Bedroom 16'10 x 14'9 (max)

With front aspect bay window with UPVC double glazed windows, looking onto the Romney, Hythe & Dymchurch railway station and enjoying distant countryside views, feature fireplace, exposed floorboards, radiator.

Bedroom 11'10 x 10'8

With rear aspect UPVC double glazed window with distant countryside glimpses, feature fireplace, exposed floorboards, radiator.

Outside:

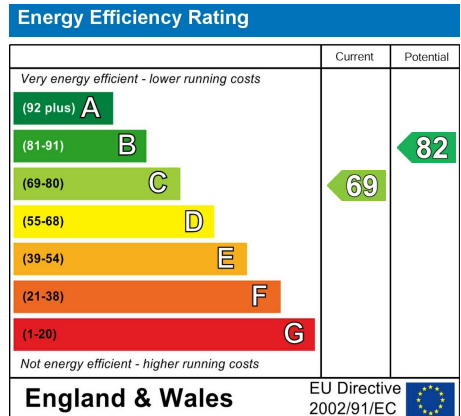
The rear courtyard garden is hard-landscaped; there is an outside tap to the side, a garden shed and a covered hardstanding to the rear for off-road parking for one car, with double gates opening to the rear access road.

Agent's Note:

We have been advised by the vendor that the shop front is separated from the main property by a stud wall; with the relevant planning permission, this area could be incorporated into the main building to create further ground floor accommodation if required, so the first floor living room could then be used as a fourth bedroom.



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



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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.