



## **The Parade**

**Greatstone TN28 8RP**

- Detached Bungalow & Self-Contained Annexe
- Large Living/Dining Room With Sea Views
  - Bathroom & En Suite Shower Room
- Brick Block Driveway For Three Cars
  - Solar Panels
- Three Double Bedrooms To Bungalow
- Adjacent To Dunes & Sandy Beach
  - Fitted Kitchen
  - Large Rear Garden
- Backing Onto Light Railway Platform

**Price Guide £425,000-£450,000 Freehold**





\*\*\* PRICE GUIDE: £425,000 - £450,000 -  
Detached Bungalow & Detached Annexe \*\*\*  
Mapps Estates are delighted to bring to the market this well-presented three bedroom extended detached bungalow located adjacent to the dunes and sandy beach, enjoying panoramic sea views, as well as a detached one bedroom annexe to the rear. The main residence boasts a large living/dining room taking in the sea view, three double bedrooms, the master bedroom boasting a dressing room and en suite shower room, a family bathroom and a fitted kitchen. The large rear garden is shared with the self-contained annexe, which has an open plan living/dining room with a cast iron multi-fuel burner, a fitted kitchen, a double bedroom and en suite shower room. The annexe provides ideal separate accommodation for multi-generation living, or could potentially be used as a holiday let. The rear garden also enjoys gated access to the Romney Sands platform of the Romney, Hythe & Dymchurch light railway. An early viewing of this versatile home 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 access to the Channel Tunnel Terminal, Port of Dover and M20 motorway, with Rye town and harbour to the west.

### **Living/Dining Room 24'11 x 13'2**

A sizable front extension providing a large living/dining room enjoying enviable sea views, with front aspect UPVC double glazed windows and French doors opening to the driveway, wood effect laminate flooring, gas meter, two radiators, archway to inner hallway, door to bedroom.

### **Bedroom 13'8 x 7'11**

With dual aspect UPVC double glazed windows enjoying coastline and sea views, wood effect laminate flooring, radiator.

### **Inner Hallway 12' x 10'9 (max points)**

With wood effect laminate flooring, cupboard housing consumer unit, heating thermostat, radiator, doors to bedrooms and bathroom, archway through to kitchen.

### **Bedroom 14'3 x 11'11**

With side aspect UPVC double glazed window, loft hatch with fitted loft ladder, wood effect laminate flooring, two radiators.

### **Master Bedroom 13'7 x 11'10**

With wood effect laminate flooring, radiator, archway through to dressing room area.

### **Dressing Room 8'4 x 7'11**

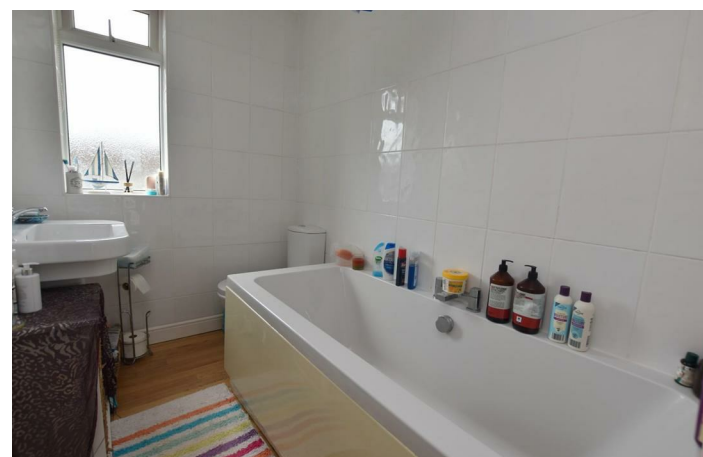
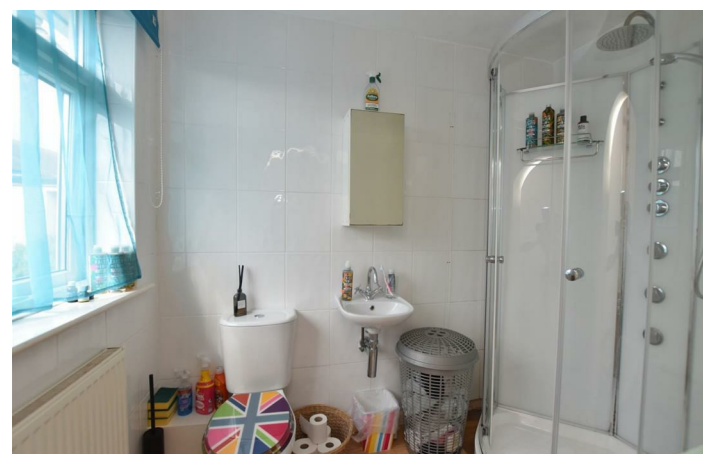
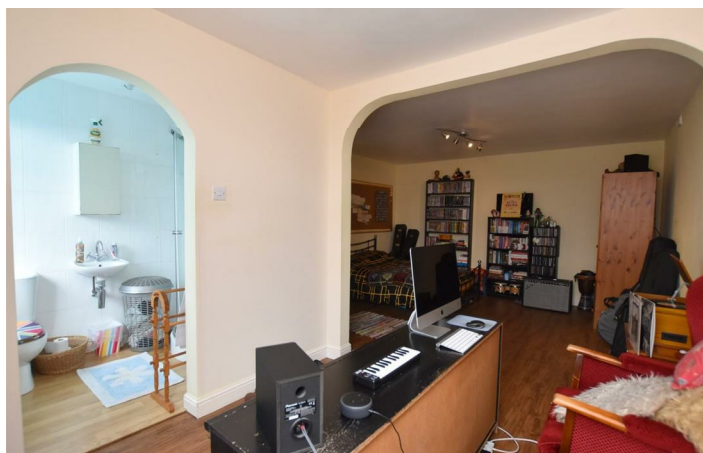
With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator, archway through to en suite shower room.

### **En Suite Shower Room 7'11 x 5'1**

With rear aspect UPVC double glazed window looking onto garden, shower cubicle, wall-hung wash hand basin with mixer tap over, WC, part-tiled walls, wood effect laminate flooring, radiator.

### **Bathroom 7'11 x 5'2**

With UPVC frosted double glazed window, panelled bath with central mixer tap, Mira electric shower and shower curtain rail over, wall-hung wash hand basin with mixer tap over, WC, fully tiled walls, wood effect laminate flooring, radiator.



### **Kitchen 13'9 x 7'10**

With UPVC double glazed window and French doors to garden, range of fitted wood effect store cupboards and drawers, roll top work surfaces with tiled splashbacks, inset stainless steel sink/drainage with rinsing tap over, four ring ceramic electric hob with pull-out extractor over, two fitted electric ovens, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall-mounted Vaillant gas-fired combination boiler, wood effect laminate flooring.

### **Outside:**

To the front is a walled brick block driveway providing off-road parking for three cars or a caravan/motorhome if required, with shrub borders. A side gate leads through to the rear garden which has been laid to lawn with mature shrub borders, a concrete patio area with an outside tap and power points, a fish pond, two garden sheds, a central path leading to the

detached annexe, a paved patio and a back gate leading directly to the Romney Sands platform for the Romney. Hythe & Dymchurch light railway.

### **Self-Contained Detached Annexe:**

#### **Open Plan Living Space 23'3 x 13'**

With UPVC double glazed windows and French doors to the garden and patio, a living/dining area with a cast iron multi-fuel burner set onto a slate hearth, wood effect laminate flooring, fitted kitchen comprising a range of Shaker style store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, four ring ceramic hob with electric oven under, inset stainless steel sink/drainage with mixer tap over, space and plumbing for washing machine/dishwasher, space for fridge/freezer, door to bedroom.

#### **Bedroom 13' x 9'1**

With loft hatch, wood effect laminate flooring, door to en suite shower room.



### En Suite Shower Room 12'4 x 5'11

With UPVC frosted double glazed windows and external door, good-sized shower cubicle with Mira electric shower, pedestal wash hand basin with mixer tap over, WC, fully tiled walls, tiled floor, built-in airing cupboard housing hot water cylinder with fitted shelves over.

#### Agent's Note:

Please be advised that the annexe is subject to separate council tax and has a Band A rating. The property is not currently connected to mains drainage.





**Floor Plan**



**Annex**

Total floor area 148.5 sq.m. (1,599 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.