



The Parade

Greatstone TN28 8NP

- Detached Family Home
- Spacious & Versatile Accommodation
- Recently-Fitted Kitchen
- Generous Plot & Gardens
- Detached Garage/Workshop
- Four Bedrooms
- Living Room With Log Burner
- Contemporary Shower Room & Family Bathroom
- Front & Rear Driveways
- No Onward Chain

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





GUIDE PRICE £425,000 - £450,000

Mapps Estates are delighted to bring to the market this well-presented four bedroom detached chalet residence located on a generous plot adjacent to Greatstone's sandy beach. The accommodation comprises a welcoming reception hall, a large living room with a log burner, a separate dining room, a recently-fitted kitchen/breakfast room, a bedroom and contemporary shower room to the ground floor, with three bedrooms and a luxury family bathroom to the first floor. There is ample off-road parking with both front and rear driveways, as well as an sizable bespoke garage and stylish sun room to the generous rear garden. Being sold with the incentive of no onward chain, an early viewing of this versatile family home comes highly recommended.

Located only a short walk from Greatstone's dunes and sandy beaches, with a small parade of shops and restaurants located conveniently nearby and Littlestone Championship Golf Course only a short drive away. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store, a public library, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby as well as the Marsh Academy secondary school. The 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 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:

Entrance lobby 3'10 x 2'10

With composite entrance door with frosted double glazed inset panel and window to side, tiled floor, frosted glazed panel door to reception hall.

Reception Hall 13'8 x 9'4 (max points)

With stairs to first floor and large understairs store cupboard, built-in double cloaks cupboard with hanging rail, shelf and heating control panel, heating thermostat, radiator.

Living Room 20'10 x 13'

With front and side aspect UPVC double glazed windows, log burner set onto slate hearth with wooden mantel over, two radiators, door to dining room.

Dining Room 12' x 10'11

With rear aspect UPVC double glazed window and sliding door to garden, radiator.

Kitchen/Breakfast Room 14'2 x 11'5(max)

Fitted in 2024, comprising a comprehensive range of grey wood grain effect store cupboards and drawers, roll top work surfaces with tiled splashbacks over, breakfast bar with rear aspect UPVC double glazed window looking onto garden over, inset stainless steel one and a half bowl sink/drainers with mixer tap over, inset four ring ceramic electric hob with extractor canopy over, fitted electric oven, space for fridge/freezer, space and plumbing for washing machine/dishwasher, UPVC frosted double glazed back door with windows to sides, cupboards housing recently-installed Worcester Bosch gas-fired boiler, cupboard housing modern consumer unit and electric meter, plinth fan heater, recessed downlights, wood effect laminate flooring.

Bedroom 12' x 7'4

With front aspect UPVC double glazed window looking onto garden and feature porthole window to side, fitted wooden worktop, wood effect laminate flooring, radiator.



Shower Room 8'1 x 5'5

With UPVC frosted double glazed window, large walk-in shower cubicle with sliding shower screen, rainfall shower and hand-held shower attachment, wash hand basin with mixer tap over and grey gloss finish drawers under, WC with wooden shelf over, extractor fan, chrome effect heated towel rail, recessed downlighters, part-tiled walls, tiled floor.

First Floor:

Landing

With two side aspect UPVC double glazed windows, recently-fitted carpet to stairs and landing, built-in airing cupboard housing hot water cylinder with fitted shelving over, loft hatch.

Bedroom 16'10 x 10'7 (max points)

With rear aspect UPVC double glazed window looking onto garden, side aspect UPVC double glazed window, recessed double wardrobe with sliding doors, radiator.

Bedroom 23'6 x 12'1 (max points)

With front aspect UPVC double glazed window with view towards dunes, distant coastline and sea glimpse, two side aspect UPVC double glazed dormer windows, built-in wardrobe, access to eaves storage space, recessed downlighters, radiator.

Bedroom 11'5 x 10'3 (max points)

With side aspect UPVC double glazed dormer window, fitted wardrobe, radiator.

Family Bathroom 10'6 x 7'3

With two frosted double glazed dormer windows, freestanding bath with mixer tap and shower attachment over, wash hand basin set onto wooden shelf with mixer tap and wall-mounted mirror with inset lighting over and grey gloss finish drawers under, matching bathroom store cabinet to side, WC with wooden shelf over, recessed downlighters, chrome effect heated towel rail, radiator, part-tiled walls, tiled floor.



Outside:

The property is set back from the road by a walled front garden, laid to lawn with mature shrub borders. There is a driveway with off-road parking for up to two cars and a side gate leading through to the rear garden. To the side of the property is a garden shed and outside tap. The rear garden has been laid mostly to lawn; there is a sizable concrete hardstanding offering ample off-road parking for up to five cars or a caravan/motorhome if required, accessed via a five bar gate from Merritt Road to the rear. There are outdoor power points, a garden shed, a contemporary outbuilding (measuring 8'11 x 7', with wood effect flooring, power and light) with outdoor lighting, decking to the side and a pergola over, and a large bespoke detached garage/workshop.

Garage/Workshop 16'11 x 15'8

A bespoke timber-framed pitched-roof garage set onto a concrete base, with a fitted workbench, power and light, two side aspect windows and personal UPVC double glazed door to side, garage door opening to gated driveway.

Agent's Note:

We have been advised by the vendor that planning permission had been granted for a two storey rear extension, although this has now lapsed. Please contact the office for more information.





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 E
EPC Rating E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.