



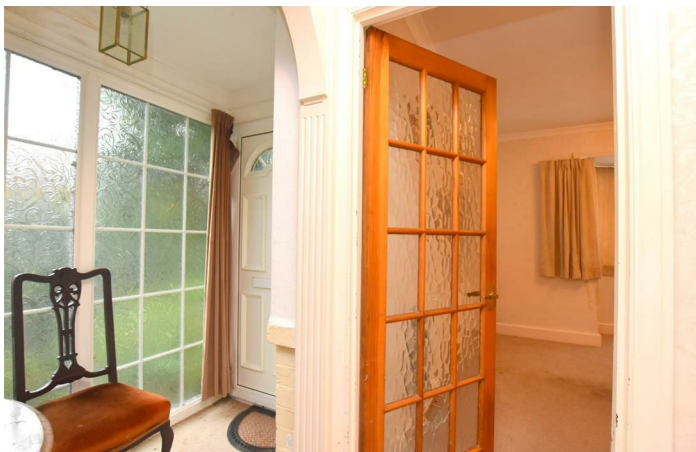
Littlestone Road

Littlestone New Romney TN28 8LR

- Detached Bungalow
- Full Refurbishment Required
 - Gated Driveway
- Ample Off-Road Parking
- Three Double Bedrooms
 - Large Plot
 - Large Garage
 - No Onward Chain

Price Guide £350,000-£360,000 Freehold





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Mapps Estates are delighted to bring to the market this three bedroom detached bungalow residence set on a large plot located within walking distance of the seafront and New Romney high street. Now in need of full refurbishment, this property presents an ideal opportunity for those wishing to create their perfect home. The accommodation comprises an entrance porch, kitchen, dining room, spacious living room, three double bedrooms, an en suite shower room and a bathroom. There is also an attic room and a large detached garage. There are sizeable front and rear gardens and off-road parking for multiple vehicles. Being sold with no onward chain, an early viewing comes highly recommended to fully appreciate the potential this property has to offer.

Located in the popular residential area of Littlestone, within a short walk of the green and beach and within walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, 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 and the Marsh Academy secondary school is within walking distance. 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.

Entrance Lobby 5'11 x 3'7

With UPVC front door, UPVC frosted double glazed windows to side, archway through to hallway.

Hallway

With built-in airing cupboard housing hot water cylinder with fitted shelving over, heating thermostat, loft hatch and fitted loft ladder, coved ceiling, radiator.

Living Room 15' x 12'10

With front aspect bay with UPVC double glazed windows looking onto garden, side aspect UPVC double glazed window, fireplace with coal effect gas fire and back boiler, coved ceiling, radiator.

Dining Room 11'7 x 11'2

With side aspect UPVC double glazed window looking through to side porch, fitted store cupboard, coved ceiling, radiator, archway through to kitchen.

Kitchen 14'6 x 5'11

With front and side aspect UPVC double glazed windows, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, space for gas cooker with extractor over, range of matching store cupboards and drawers, coved ceiling, wood effect laminate flooring, radiator, frosted double glazed back door to side porch.

Side Porch 11'2 x 6'

With pitched polycarbonate roof, side aspect double glazed window and sliding door opening to driveway, vinyl flooring.

Bedroom 11'11 x 9'11

With rear aspect UPVC double glazed window looking onto garden, recessed double wardrobe with bi-fold sliding doors, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 8'9 x 5'10

With UPVC frosted double glazed window, quadrant shower cubicle, vanity unit comprising WC with concealed cistern, wash hand basin with mixer tap over, and white gloss finish store cabinets and drawer, wall light/shaver point, extractor fan, fully tiled walls, tiled floor, radiator.

Bedroom 11'6 x 10'2

With front and side aspect UPVC double glazed windows, coved ceiling, radiator.

Bedroom 11'3 x 9'11

With side and rear aspect UPVC double glazed windows, coved ceiling, radiator.

Bathroom 8'10 x 4'11

With UPVC frosted double glazed window, panelled bath with mixer tap and wall mounted shower attachment over, pedestal wash hand basin, WC, part-tiled walls, extractor fan, vinyl tiled flooring, coved ceiling, radiator.

Loft Space

Comprising small landing area with fitted shelves and door to walk-in loft storage space, door to loft room.

Loft Room 10'5 x 9'10

With window to side and skylight window to rear, power and light.

Outside:


The bungalow sits on a large plot; to the front is a garden and gated driveway providing off-road parking for three cars or space for a caravan/motorhome. A side gate opens to a further hardstanding offering additional parking space and access to the detached garage and large rear garden.

Garage 20'4 x 14'10

A large detached garage with up and over door, personal door to side, frosted window to rear, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	51	
(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.