



Marine Parade

Littlestone New Romney TN28 8QW

- Well Presented Maisonette
 - Three Double Bedrooms
- Spacious Living/Dining Room
 - Front & Rear Terraces
 - Coastal Location
- Generous Accommodation
- Large Kitchen/Breakfast Room
- Bathroom & Separate Cloakroom
 - Stunning Sea Views
 - No Onward Chain

Asking Price £325,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this spacious and well presented three bedroom maisonette located next to the green and enjoying beautiful sea views from the living room's large bay window. Arranged over two floors, the generous accommodation comprises a large living/dining room with a feature marble fireplace, a kitchen/breakfast room, a cloakroom and a double bedroom to the upper ground floor, and two further double bedrooms and a bathroom to the lower level. The property also enjoys front and rear terraces and is being sold with no onward chain. Making an ideal holiday let or a full-time residence by the sea, an early viewing comes highly recommended.

Located directly on the seafront in Littlestone and within walking distance of a local Spar store and the beach. In the nearby 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 also 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 together with high speed rail services available 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.

Lower Ground Floor:

Front Terrace

Steps lead down from street level to a front paved terrace, with UPVC double glazed front door opening to the reception hall.

Reception Hall

With fitted doormat, radiator, basement storage area with UPVC frosted double glazed window, stairs to upper floor, understairs storage cupboard, built-in cloaks cupboard with fitted shelving and radiator, additional large shelved store cupboard, back door with frosted glazed panel opening to rear terrace.

Bedroom 18'3 x 14'11

With front aspect bay window with three UPVC double glazed windows looking onto terrace, panelled ceiling, feature fireplace, vertical radiator, recessed book shelves.

Bedroom 13'9 x 12'7

With rear aspect UPVC double glazed window looking onto terrace, small internal window, radiator.

Bathroom 11'1 x 10'4

With UPVC frosted double glazed window to side, sash window to rear with frosted secondary glazing, panelled bath with mixer tap and tiled splashback over, fully tiled quadrant shower cubicle, pedestal wash hand basin with mixer tap and tiled splashback over, WC, extractor fan, built-in store cupboard, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, tiled floor, chrome effect heated towel rail, radiator.

Rear Terrace

Laid to paving and tiling, with outside power points and back gate.

Upper Ground Floor:

Split Level Landing

With built-in store cupboard with hanging rail and shelf, high level cupboard housing electric meter and consumer unit.

Bedroom 11'5 x 10'3

With panelled ceiling, rear aspect sash window with secondary glazing, radiator.

Cloakroom

With UPVC frosted double glazed window, wall-hung wash hand basin with tiled splashback, WC, wood effect laminate flooring.

Kitchen/Breakfast Room 13'9 x 12'7

With two rear aspect sash windows with secondary glazing, panelled ceiling and ceiling rose, fitted worktops with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring Belling electric ceramic hob with pull-out extractor over and Neff electric oven under, range of painted wooden store cupboards and drawers, fitted shelving, space and plumbing for washing machine and dishwasher, space for fridge/freezer, space for breakfast table, picture rail, wood effect vinyl flooring, door to living/dining room.

Living/Dining Room 18'1 x 14'10

With front aspect bay window with three UPVC double glazed windows and sea view, feature marble fireplace with decorative tiled slips and hearth, panelled ceiling and ceiling rose, emergency exit, picture rail, heating thermostat, wood flooring, two radiators.

Service Charge:

We have been advised by our client that there is no service charge in place; repairs are carried out on an 'as and when' basis and the costs are split between the two owners.


Lease:

Share of Freehold with 166 years remaining on the lease; no ground rent.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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.