



145 Queens Road

Littlestone New Romney TN28 8NA

- Contemporary Ground Floor Apartment
 - Two Double Bedrooms
 - Open Plan Living Space
 - Karndean Flooring To Most Rooms
 - Allocated Parking Space
- Short Stroll To Seafront
 - Bathroom & En Suite Shower Room
 - Modern Kitchen With Integrated Bosch Appliances
 - Front & Rear Terraces
 - Remainder Of 10 Year Warranty

Offers In Excess Of £250,000 Leasehold - Share of Freehold





Mapps Estates are delighted to bring to the market this contemporary two bedroom ground floor apartment, located within a short stroll of the beach and benefitting from the remainder of a ten year warranty and a share of the freehold. The well-proportioned accommodation comprises a covered front terrace, a reception hall with a useful laundry cupboard, an open plan living space comprising a spacious lounge/diner and a modern fitted kitchen with integrated Bosch appliances, two double bedrooms, an en suite shower room, a separate bathroom, and a private rear terrace looking onto an attractive wildflower 'eco' garden area. The apartment has one allocated parking space, with visitors' parking bays and two bike storerooms available for residents' use. An early viewing of this stylish modern home comes highly recommended.

Located adjacent to Littlestone green and seafront and conveniently within walking distance of a local Spar store. In the nearby town of New Romney, there is 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 half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International 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.

Ground Floor:

Private Front Terrace 10'11 x 6'7

A covered private terrace laid to brick block paving, with outdoor power point and light, front door opening to reception hall.

Reception Hall

'L' shaped hallway, built-in laundry cupboard with space and plumbing for washing machine, fitted shelving, consumer unit, power and light, wood effect LVT flooring, recessed downlighters, 'Hive' thermostat, radiator.

Bedroom 13'2 x 10'7

With full length UPVC double glazed windows, wood effect LVT flooring, recessed downlighters, radiator, door to en suite shower room.

En Suite Shower Room

With large fully tiled shower cubicle, fitted vanity unit comprising shelf with inset wash hand basin with mixer tap, tiled splashback, shaver point and mirror over and store cabinet under, WC with concealed cistern to side, chrome effect heated towel rail, recessed downlighters, extractor fan, wood effect LVT flooring.

Bedroom 13'3 x 8'

With UPVC double glazed window, wood effect LVT flooring, radiator.

Bathroom 7'11 x 5'11

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, fitted vanity unit comprising shelf with inset wash hand basin with mixer tap, tiled splashback and shaver point over and store cabinet under, WC with concealed cistern to side, chrome effect heated towel rail, recessed downlighters, extractor fan, wood effect LVT flooring.

Open Plan Lounge/Diner/Kitchen 24'7 x 11'4

With UPVC double glazed window, modern fitted kitchen comprising a range of dove grey matt finish store cupboards and drawers, quartz worktops and upstands, inset one and a half bowl stainless steel

sink with mixer tap over and integral drainer to worktop, four ring Bosch ceramic electric hob with splashback and Bosch extractor canopy over, integrated Bosch dishwasher, integrated Bosch fridge/freezer, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, wood effect LVT flooring, recessed downlighters, space for dining table, lounge area with full length UPVC double glazed windows and door to private terrace, radiator.

Private Terrace

A covered terrace laid to paving and looking onto shingle with attractive native planting.

Outside:

The apartment has an allocated parking space; visitors' parking bays are also available. There are also two communal bicycle store rooms. The apartment block is complemented by wildflower 'eco' gardens which are laid to beach shingle and have been specifically planted with shrubs and flowers native to the local area.

Lease & Service Charge:

The apartment has one seventeenth share of freehold (no ground rent payable); we have been advised by our client that the service charge for 2025-2026 is £1505.22 which includes buildings insurance.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(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.