



## Channon Road

Greatstone New Romney TN28 8SA

- Semi-Detached Residence
  - Three Bedrooms
- New Shower Room & En Suite Bathroom
- New Carpet & Floor Coverings
- Views Across Romney Marsh
- Fully Refurbished To A High Standard
- Brand New Kitchen With Fitted Appliances
- New Windows & Doors Throughout
- New Electrical & Heating Systems
- Gardens & Gated Parking

**Guide Price £300,000 Freehold**





\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*

Mapps Estates are delighted to bring to the market this immaculately presented, fully refurbished semi-detached three bedroom residence situated near the seafront and enjoying far-reaching views across the Romney Marsh to the rear. Finished to a very high standard throughout, the property has the feel of a brand new home and is ready to move straight in to with no onward chain. Features include a brand new fitted kitchen with integrated appliances, as well as a new shower room and an en suite bathroom to the master bedroom, and new floor coverings including engineered oak flooring to the reception hall and kitchen. What's more, the property comes with the peace of mind afforded by new electrical and heating systems, as well as brand new doors and windows throughout. The accommodation comprises a reception hall, spacious living/dining room, shower room, kitchen and bedroom to the ground floor, with two further bedrooms and an en suite bathroom to the first floor. There are low maintenance gardens front and rear, with a gated hardstanding for off-road parking to the rear. An early viewing comes highly recommended.

Located in a popular residential road in Greatstone and enjoying stunning views across the nature reserve to the rear and within walking distance of the dunes and seafront. 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 and 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 easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

**Ground Floor:**

**Reception Hall 10'2 x 7'7(max)**

With composite front entrance door with feature frosted double glazed panel, side aspect UPVC double glazed window, engineered oak flooring, fitted doormat, radiator, recessed downlighter.

**Newly Fitted Kitchen 13'1 x 10'2**

With rear aspect UPVC double glazed window and back door with fitted blind opening to patio and rear garden, quartz effect square edged worktops with matching upstands and concealed lighting over, range of matt grey finish store cupboards and drawers, fitted wooden shelving, resin sink/drainers with mixer tap over, five ring gas hob with splashback and extractor canopy over, high level fitted double electric oven, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, cupboard housing newly-installed Worcester Bosch gas-fired combination boiler and gas meter, recessed downlighters, engineered oak flooring, radiator.

### **Shower Room 6'1 x 5'3**

With large walk-in fully tiled shower cubicle with rainfall showerhead and separate hand-held shower attachment, pedestal wash hand basin with mixer tap and tiled splashback over, fitted mirror with inset motion-sensor lighting, WC, chrome effect heated towel rail, extractor vent, tiled floor.

### **Bedroom 12'1 x 8'11 (16'1 max)**

With rear aspect UPVC double glazed windows and door with fitted blind opening to patio and garden, newly-fitted carpeting, radiator.

### **Living/Dining Room 16'2 x 13'10**

With front and side aspect UPVC double glazed windows, consumer unit, recessed downlighters, newly-fitted carpeting, radiator, staircase to first floor with oak handrail and glazed balustrade.

### **First Floor:**

#### **Landing**

Small landing area with loft hatch over and doors to both bedrooms.

### **Bedroom 12'10 x 10'4**

With front aspect UPVC double glazed window with open outlook, newly-fitted carpeting, radiator, door to en suite bathroom.

### **En Suite Bathroom 9'8 x 6'6**

With UPVC frosted double glazed window, newly-fitted suite comprising panelled bath with mixer tap, wall-mounted

shower attachment, shower screen and tiled splashback over, fitted vanity unit with wash hand bowl and mixer tap over, shelf to side and drawers under, tiled splashback and shaver point over, WC, chrome effect heated towel rail, wood effect flooring.

### **Bedroom 9'4 x 9'1**

With side aspect UPVC double glazed window, newly-fitted carpeting, radiator.

### **Outside:**

The property enjoys a low-walled, low maintenance front garden which has been laid to gravel, with picket fencing to both sides, and a paved pathway leading to the front entrance with two outdoor wall lights. There is gated side access leading through to the rear garden which has again been laid to gravel, with hedging to one side and fencing to the other. There are paved patio areas to the rear of the house as well as an outside light and tap by the kitchen door. There is also a hardstanding for off-road parking with newly-fitted double five bar gates opening to an access road to the rear.

### **Agent's Note:**

Please note, this property is not connected to mains drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>	<b>74</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.