



## Queens Road

Littlestone TN28 8NA

- Contemporary Top Floor Apartment
  - Two Double Bedrooms
  - Open Plan Living Space
- Luxury Kardean Flooring To Most Rooms
  - Remainder Of 10 Year Warranty
- South-Facing Balcony With Sea View
  - Bathroom & En Suite Shower Room
- Modern Kitchen With Integrated Bosch Appliances
  - Allocated Parking Space
- Short Stroll To Green & Seafront

**Asking Price £280,000 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented top floor two bedroom apartment, located within a short stroll of the beach and benefitting from a generous south-facing private balcony enjoying a delightful sea view. The well-proportioned accommodation comprises 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, a large en suite shower room, and a separate bathroom. Being on the top floor, the property also enjoys added levels of privacy and security, as well as high ceilings which give the living space a bright and airy feel. The apartment has one allocated parking space, with four visitors' parking bays and two bike storerooms available for residents' use. Also benefitting from the remainder of a ten year warranty and a share of the freehold, an early viewing of this stylish and contemporary 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. Water sports and activities are also well catered for with Varne Boat Club within walking distance of the apartment and Lydd Aqua Park only a short drive away. 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. To the west, the delightful Medieval Cinque Port town of Rye is just a short drive away, with the larger historic seaside town of Hastings located further along the coast.

#### **Ground Floor:**

##### **Communal Entrance**

Secure communal entrance with video entry system, stairs to all floors.

##### **Second Floor:**

A bright and spacious landing area solely accessing flat 7.

##### **Private Reception Hall**

With a contemporary style front door opening to an 'L' shaped reception hall, wood effect Karndean flooring, heating thermostat and control panel, video entry phone, recessed downlighters, radiator, spacious laundry cupboard with space and plumbing for washing machine, fitted shelves and consumer unit.

##### **Open Plan Living Space 23'11 x 11'1**

Comprising a modern fitted kitchen, dining area and lounge area opening to the south-facing balcony, wood effect Karndean flooring and recessed downlighters.

### Kitchen

With UPVC part-frosted double glazed window, contemporary fitted kitchen comprising a range of grey matt finish store cupboards and drawers, quartz worktops and matching upstands, inset stainless steel one and a half bowl sink with mixer tap over and integral drainer to worktop, four ring Bosch induction hob with quartz splashback and Bosch extractor, Bosch electric oven under, integrated Bosch dishwasher and fridge/freezer, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, space for dining table.

### Lounge Area

A spacious lounge area with modern vertical radiator, full length UPVC double glazed windows and door with sea view and opening to balcony.

### Balcony 19'11 x 5'11

A spacious south-facing balcony enjoying a lovely sea view, with chrome handrails and glazed panelling, composite decking and wall light.

### Master Bedroom 13' x 11'8

With full length UPVC double glazed windows with sea view, recessed downlighters, radiator, door to en suite shower room.

### En Suite Shower Room 6'11 x 6'2

With large recessed fully tiled shower cubicle, fitted vanity unit comprising a wash hand basin with mixer tap, tiled splashback and fitted mirror over, set into shelf with white gloss finish store cabinet under, WC with concealed cistern

to side, shaver point, extractor fan, recessed downlighters, chrome effect heated towel rail, wood effect Karndean flooring.

### Bedroom 13' x 8'

With UPVC double glazed window and sea view, radiator.

### Bathroom 8' x 6'2

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

### Outside:

The apartment has an allocated parking space; four visitors' parking bays are also available, as well as two communal bicycle store rooms.

### Lease & Service Charge:

The apartment has the remainder of a 225 year lease and one seventeenth share of freehold (no ground rent payable); we have been advised by our client that the current service charge for 2025-2026 is approximately £1700.00, which includes buildings insurance.





**Top Floor**  
 Approx. 69.7 sq. metres (750.7 sq. feet)



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            | <b>83</b>                                                                                                     | <b>83</b> |
| (69-80) <b>C</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  |           |

**Mapps Estates Sales Office**

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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.