



Victoria Road West

Littlestone New Romney TN28 8NW

- Semi Detached Family Home
 - Three Bedrooms
 - Large Dining Room
 - Contemporary Bathroom
- Garage & Ample Off Road Parking
- Well Presented & Maintained
 - Spacious Living Room
 - Fitted Kitchen
- Good Sized Rear Garden
- Short Level Walk To Seafront

Asking Price £350,000 Freehold





Mapps Estates are delighted to bring to the market this exceptionally well presented, three bedroom extended family home located within a short level walking distance of Littlestone green and seafront. The property has been very well maintained by the current owners who have made numerous improvements to the property during their seven years of ownership; this includes refurbishment to the main roof, replacement fencing to the side, installation of a brick block front driveway, upgrades to the central heating system and kitchen, and most recently a luxury fitted bathroom. The well-proportioned accommodation comprises a welcoming reception hall, a spacious living room, a large dining/family room and a fitted kitchen to the ground floor, with three bedrooms and the family bathroom to the first floor. The property enjoys a front driveway, a family garden to the rear, and a garage with potential hardstanding for a caravan or motorhome to one side; further parking space for two/three cars is also available to the rear. An early viewing of this desirable family home comes highly recommended.

Located in a popular residential road in Littlestone, within a short walk of the green and beach, a local Spar store 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.

Ground Floor:

Front Entrance

With feature Greek column style facade, composite front door with inset leaded and frosted double glazed panels, opening to reception hall.

Reception Hall 15'6 x 5'6

With stairs to first floor, understairs storage space, understairs store cupboard with gas meter, consumer unit and light, coved ceiling, heating thermostat, wood effect laminate flooring, radiator, doors to living and dining rooms.

Living Room 15'5 x 11'6

With front aspect UPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator.

Dining Room 17'6 x 9'3

With side aspect UPVC double glazed window, feature wood panelling to one wall, fitted store cupboard housing wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler, wood effect laminate flooring, central heating control panel, radiator, open doorway through to kitchen, rear extension providing an additional seating area (6'5 x 5') with rear aspect UPVC double glazed French doors opening to the patio and garden and a large built-in store cupboard.

Kitchen 11'6 x 7'5

With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, range of grey painted wooden store cupboards and drawers, fitted shelves, square edged worktops with tiled splashbacks and concealed lighting over, inset resin sink/drainage with mixer tap over, four ring ceramic electric hob with extractor hood over and electric oven under, integrated fridge/freezer, space and plumbing for washing machine and tumble dryer/dishwasher, recessed downlighters, tiled floor, coved ceiling.

First Floor:

Landing

With loft hatch and fitted loft ladder (the loft is part-boarded and has power and light fitted), built-in airing cupboard with upgraded hot water cylinder and fitted shelving, doors to bedrooms and bathroom.

Bedroom 12'6 x 11'3

With front aspect UPVC double glazed window, recessed fitted double wardrobe, radiator.

Bedroom 11'3 (max) x 10'5

With rear aspect UPVC double glazed window looking onto garden, recessed fitted double wardrobe, radiator.

Bedroom 9'4 x 7'2 (max points)

With front aspect UPVC double glazed window, fitted store cupboard, radiator.

Bathroom 8'1 x 6'1

A contemporary family bathroom comprising a shower bath with rainfall shower, mixer tap and wall-mounted hand-held shower attachment over, recessed shelves, vanity unit comprising a wash hand basin with mixer tap over and shelf to side, dark blue matt

finish store cabinets, WC with concealed cistern, fitted mirror with inset lighting and demister function, feature motion sensor-activated low level lighting, fully tiled walls and floor, recessed downlighters, extractor fan, UPVC frosted double glazed window, heated towel rail.

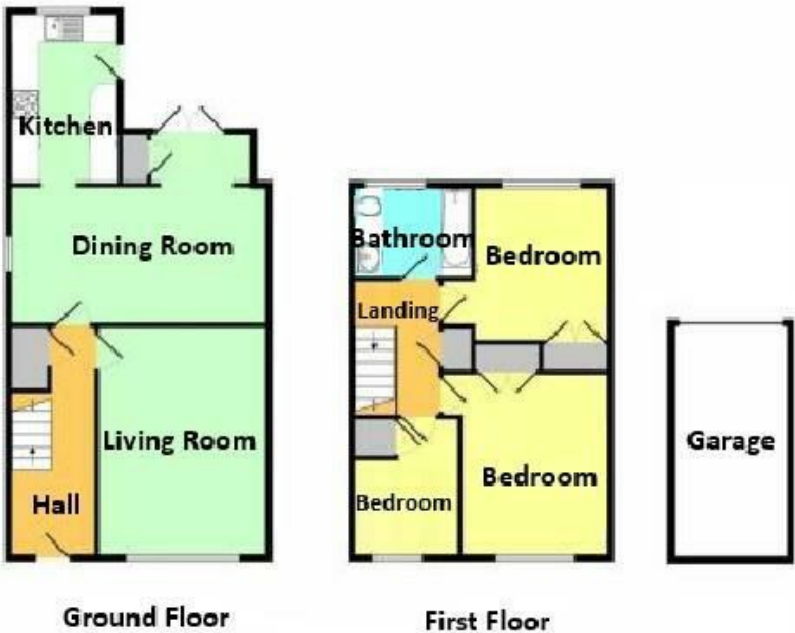
Outside:

To the front of the property is a brick block paved driveway for two cars, with gravel borders and attractive fencing. To the rear, the family garden enjoys a brick block paved patio area with an outdoor light, tap and power point; there is also gated side access with a further wall light. The garden has been laid to lawn with a concrete hardstanding to one side of the garage to the rear. This is currently fenced but could provide off-road parking for a caravan or motorhome if required; there is also a side gate opening to the access lane and an outdoor power point. In addition, the property owns parking space for two/three more cars to the rear.

Garage 17'5 x 8'9

With up and over garage door, bespoke steel door to rear opening to garden, power and light.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	71	
(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 

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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.