







## ST AUGUSTINE'S QUEENS ROAD, LITTLESTONE, NEW ROMNEY, KENT, TN28 8NA

OFFERS IN THE REGION OF £750,000

- Beach Proximity: Unique church conversion, just 100m from the beach, offering an extraordinary living experience.
- Architectural Brilliance: 4000 sq ft of innovation, featuring a vast open-plan living area with 10 large arched windows, bathed in natural light.
- Luxurious Touches: Limestone flooring with underfloor heating, creating an elegant ambience for gatherings and parties.
- Industrial Chic: Bespoke steel staircase leads to five bedrooms and four stylish bathrooms with original floorboard doors and exposed rafters.
- Versatile Potential: Unconverted rear section provides endless possibilities for a cinema room, study, utility space, two cloakrooms, and a cellar, offering creative freedom.
- Tranquil Coastal Setting: Littlestone-on-Sea offers a quiet coastal haven, providing a serene escape from the hustle and bustle of city life.
- Scenic Shoreline: Situated on the English Channel, the town boasts picturesque pebble, shingle, and sandy beaches, ideal for leisurely walks and moments of seaside relaxation.
  - Great Golf Course: The renowned Littlestone Golf Club enhances the area's charm with a challenging links course, providing golf enthusiasts an opportunity to play against the backdrop of the sparkling sea.
- Diverse Watersports: Watersports enthusiasts can enjoy activities like fishing, sailing, waterskiing, and stand-up paddleboarding at the Varne Boat Club, just a 1-minute drive away.
- London Access: Commuters benefit from easy access to high-speed services to London from Ashford International, a 27-minute drive, reaching London St Pancras in just 36 minutes.















## ABOUT THIS HOME

### PRICED FOR AN IMMEDIATE SALE

Welcome to an extraordinary living experience in this unique church conversion, just 100m from the beach. Offering approximately 4000 sq ft of floor space, this captivating residence invites you into a world of architectural innovation and spacious design.

The heart of this remarkable home is a vast open-plan living area, seamlessly combining the kitchen, dining, and living spaces. Bathed in natural light, the area boasts 10 large arched feature windows, creating an ambiance that is both grand and inviting. The limestone flooring, equipped with underfloor heating, not only adds a touch of elegance but also provides the perfect setting for hosting unforgettable gatherings and parties.

Ascend the bespoke industrial style steel staircase to the first floor. Here, five bedrooms and four beautiful bathrooms await, offering comfort and privacy with feature doors made from the original floorboards and exposed rafters. The bedrooms and landing are ready for your personal touch, awaiting the warmth of carpeting to complete the space.

The rear section of the building remains unconverted, presenting a canvas of possibilities. This area holds the potential for a cinema room, a study, a utility space, two cloakrooms, and a cellar – ideal for a gym or wine cellar. While the building regulations are substantially complete (inspection copies available), the rear section awaits its finishing touches to secure the final sign-off, allowing you the creative freedom to tailor this space to your unique vision.

Set on a generous plot of around 1/3 of an acre, the property boasts a hardstanding area providing ample space for parking and the remainder of the plot is mainly lawned, blessed with mature trees that not only enhance the natural beauty but also create a private oasis.















# St Augustine's Littlestone



**Approx. Gross Internal Floor Area 4089 sq. ft / 379.86 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



## ABOUT THE AREA

Welcome to Littlestone-on-Sea, a charming quiet coastal haven away from the hustle and bustle of town and city life. Sitting on the English Channel, this picturesque enclave invites you into a world where pebble, shingle and sandy beaches stretch along the shoreline, offering the perfect setting for leisurely walks and seaside relaxation. The renowned Littlestone Golf Club adds a touch of sophistication to the area, providing golf enthusiasts with a challenging links course against the backdrop of the sparkling sea. With its rich maritime heritage, including the historic Littlestone Lifeboat Station and the poignant Littlestone War Memorial, the town echoes the stories of the past. Watersports fans can enjoy everything from Fishing, sailing, waterskiing and stand up paddle boarding at the Varne Boat Club 1 minute away by car. Local amenities, charming cafes and an 'Ofsted Good' primary and secondary school are just 5 minutes away in the town of New Romney. Commuters to London can access high speed services from Ashford International (27 minutes drive) and get to London St Pancras in 36 minutes.









# ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

# CONTACT US

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