

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in Greatstone, a coastal hamlet adjoining Littlestone to the east and nearby Dungeness to the west. Dungeness is only one of four areas recognised as High Nature Conservation Value (HNCV) in Kent. In fact Dungeness is the only Grade I star sight in Kent identified by the Nature Conservancy Council and therefore designated as a Site of Special Scientific Interest (SSSI). The area is also popular with artists and photographers and features regularly in numerous Life Style magazines. Nearby is the famous Romney, Hythe and Dymchurch railway "the worlds smallest public railway". There are local shopping facilities and amenities catering for most day to day needs in Greatstone and Littlestone as well as several local pubs. The Cinque Ports Town of New Romney is approximately one mile away offering supermarkets, as well as a wider range of shopping facilities. The Channel Tunnel at Folkestone is approximately 16 miles and Dover approximately 26 miles. Mainline railway stations locally are at Appledore and Ham Street both within 9 miles being on the Ashford to Eastbourne line. Ashford International is approximately 13 miles and has a high speed service to London St Pancras in 37 minutes.

Accommodation comprises double doors into **entrance lobby** with a further set of double doors into the **open plan kitchen/dining room** having a spiral staircase leading to the first floor. Two windows to the front, range of base and wall mounted units including a one and a half bowl sink unit, integrated dishwasher, freezer, fridge and washing machine, stainless steel range cooker with five ring gas hob and double oven and extractor fan over, tiled flooring. Door to **rear lobby** with doors to both front and rear gardens and window to side. **Inner hallway** leading to both bedrooms.

Bedroom 1 with built in double wardrobe cupboard, central ceiling light/fan, window to rear. **En-suite bathroom** comprising roll top slipper bath with mixer/shower taps, low level w.c, wash hand basin on a stand, tiled flooring, built in cupboard, tongue and groove painted panelling, window to rear.

Bedroom 2 with window to rear, central ceiling light/fan.

Family shower room comprising tiled shower cubicle, low level w.c, heated towel rail, glass wash hand basin on chrome stand. Window to side.

First floor open plan living room with wall mounted flat screen T.V, electric fire, four velux windows to the rear and additional window to the front. Glazed double doors with side windows opening out onto an area of raised decking with views over the sand dunes and English Channel.

Outside: There is a driveway providing off road parking with access to a detached single garage with up and over door and light and power connected. The front garden has been landscaped with coastal plants and there are steps leading up to the front door. The gate provides access onto the sand dunes and beach.

Local Authority: Folkestone and Hythe District Council. Council Tax Band D
Mains electricity and water. Mains drainage.

Predicted mobile phone coverage: EE, Three and O2

Broadband speed: Standard 7Mbps available. Source Ofcom

River and Sea Flood risk summary: Very low risk. Source GOV.UK

Price guide: £595,000 freehold

27 Coast Drive, Greatstone, New Romney, Kent TN28 8NX



A detached two bedroom coastal house with direct beach access over the sand dunes onto the beach, enjoying far reaching sea views over the English Channel with France in the distance.

Entrance lobby • Open plan kitchen/dining area with spiral staircase to first floor • Inner hallway • Bedroom 1 with en-suite bathroom
Bedroom 2 • Family shower room • Side lobby (Off the kitchen with access to front and rear gardens)
First floor open plan living room opening out onto an area of raised decking with sea views beyond • Gas heating • Double glazing
Outside: driveway providing off road parking • Detached single garage
Access onto the sand dunes and beach • EPC rating D



Directions: From Lydd proceed in a southerly direction on the Dungeness road for several miles staying on the main road which bears round to the left and signposted Littlestone and Greatstone. Go over the narrow gauge railway line passing the Pilot Public House on your right where the road bears sharply around to the left this is now Coast Drive. Continue along Coast Drive for a mile or so where you will see the first properties on the right hand side, this is the Parade at Greatstone, continue past the properties where the Parade merges back with Coast Drive and the property will then be found along on the right hand side.



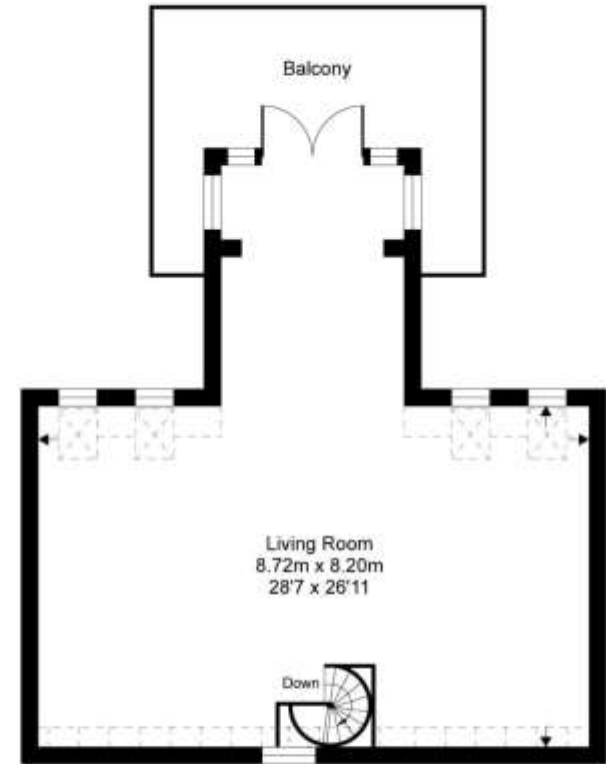
= Reduced headroom

Coast Drive

Approximate Gross Internal Area = 123 sq m / 1323 sq ft
Approximate Garage Internal Area = 15 sq m / 158 sq ft
Approximate Total Internal Area = 138 sq m / 1481 sq ft
(excludes restricted head height)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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