

PHILLIPS & STUBBS



coastal +
COUNTRY



Situated in Greatstone, a coastal hamlet adjoining Littlestone to the east and nearby Dungeness to the west. The property enjoys direct access to the expansive sandy beach which extends for two miles and in Greatstone a small parade of shops and restaurants are located conveniently nearby. Littlestone Golf Course is only a short drive away, with the nearby Cinque Port town of New Romney offering a selection of independent shops and restaurants together with a Sainsbury store, doctors, dentists and both primary and secondary schooling. The area is popular with artists and photographers and features regularly in numerous life style magazines. The historic town of Rye is approximately 12 miles to the southwest 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.

A modern detached property presenting brick and part weatherboard clad external elevations set with double glazed windows beneath a pitched tiled roof. The accommodation is arranged over two levels, as shown on the floor plan.

A part glazed front door opens into a spacious entrance hall with stairs rising to the first floor and a built-in cupboard.

The living room has oak flooring with double doors into the sitting room and a further set of double doors into the double glazed conservatory which has a tiled floor and double doors onto the side terrace with a further sliding door to the garden.

The sitting room has oak flooring and double doors onto the terrace and an additional window to the rear. The kitchen has ceramic floor tiling, good range of built in oak fronted cupboards and drawers, one and a half bowl sink unit, five burner gas hob with filter hood above, built-in oven and microwave, integrated dishwasher.

Window to front, two additional windows to the side and space for a breakfast table. Utility/cloakroom comprising close coupled w.c, inset wash hand basin, work surface with cupboards under, space and plumbing for washing machine, window to side and wall mounted gas boiler.

The first floor landing has doors off to all bedrooms and family bathroom, built in cupboard and a hatch to the roof space. Bedroom 1 having a glazed gable end with double doors out onto a small balcony enjoying views over the sand dunes with the sea in the distance. En-suite dressing area with built in cupboards and hanging rail, further door through to an en-suite shower room comprising tiled shower cubicle, pedestal wash hand basin, close coupled w.c, bidet, velux, tiled flooring and heated towel rail.

Outside: To the front of the property there is a block paved driveway providing off road parking and access to an integral single garage with an up and over door, window to side, tiled flooring and personal door to the hall. within the front garden there is a row of silver birches and gates to either side with pathways leading round to the rear. The rear garden has an area of paved terracing with steps up to a lawned area with a large Sycamore tree, bay tree, rosemary, tamarisk, rosa rugosa and senecio sunshine beyond which there is a wide paved terrace with access out over the dunes onto the beach with a wide expanse of sea views over the Channel.

Local Authority: Rother District Council. Council Tax Band TBA

Mains electricity, gas, water and drainage.

Predicted mobile phone coverage: EE, Vodafone, Three and 02 (Limited)

Broadband speed: Ultrafastfast 1000Mbps available. Source Ofcom

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

Guide price: £550,000,000 Freehold

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

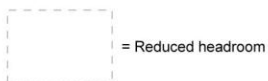


A modern detached property with direct access over the sand dunes to the beach with widespread sea views over the English Channel.

- Spacious entrance hall • Living room • Sitting room • Conservatory • Kitchen/breakfast room • Utility/cloakroom
- Landing • Principal bedroom with en-suite dressing area and en-suite shower room • Two further bedrooms
- Family bathroom • EPC rating C • Off road parking • Integral single garage • Rear garden with raised terrace providing direct access to the dunes and beach with wide expanse of sea views over the beach and English Channel



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 then bears sharply around to the left into Coast Drive. Continue along Coast Drive for about 2 miles where the first properties on the right hand side, known as the Parade, will be seen. 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 after a short distance.

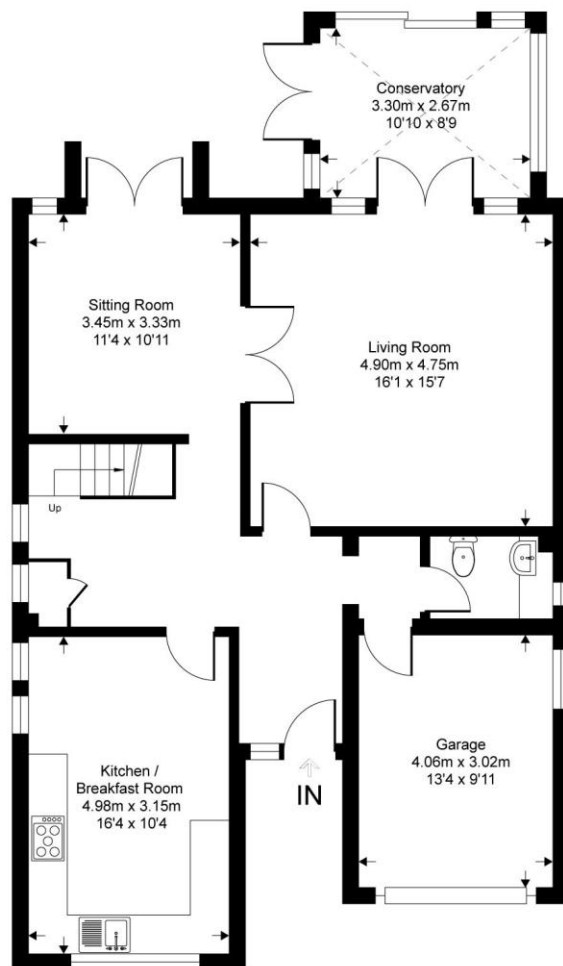


Coast Drive

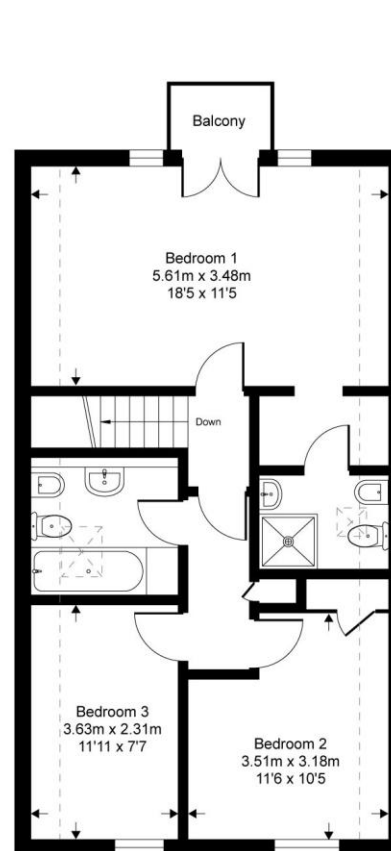
Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft

Approximate Garage Internal Area = 12 sq m / 130 sq ft

Approximate Total Internal Area = 143.9 sq m / 1550 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.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338
0870 1127099

rye@phillipsandstubbs.co.uk
mayfair@phillipsandstubbs.co.uk

www.phillipsandstubbs.co.uk