



**Guide Price**  
**£400,000**

**Freehold**

3x  1x  1x 

**Victoria Road,  
Littlestone, Kent, TN28**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Spacious beachside home
- Walking distance to local shops and bus stops
- Manageable mature gardens
- Extended and much improved
- No onward sale so a quick sale is available

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 21'5 (6.53m) x 12'2 (3.71m)  
narrowing to 10'1 (3.08m)

Kitchen: 8'9 x 8'7 (2.67m x 2.62m)

Pantry: 10'3 x 4'1 (3.13m x 1.25m)

Rear Hallway: 27'0 x 4'7 (8.24m x 1.40m)

Bedroom 1: 12'2 x 10'6 (3.71m x 3.20m)

Bedroom 2: 13'9 x 8'7 (4.19m x 2.62m)

Bedroom 3: 8'7 x 7'4 (2.62m x 2.24m)

Bathroom

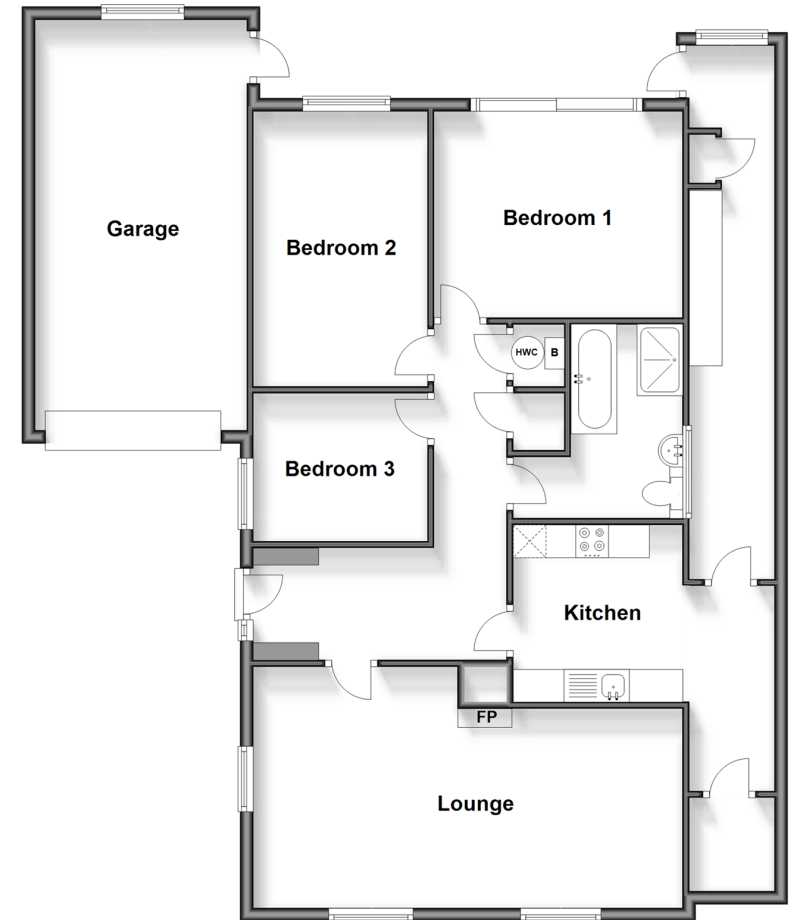
### OUTSIDE

Off Road Parking

Garage

Front & Rear Gardens

**Ground Floor**  
Approx. 118.9 sq. metres (1279.6 sq. feet)



**Call New Romney - 01797 363745 ■ [wardsforkent.co.uk](http://wardsforkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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