



**Guide Price**  
**£325,000**

**Freehold**

2x  1x  1x 

**Victoria Road West,  
Littlestone, New  
Romney, Kent, TN28**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- No onward chain so a quick sale is available
- Fabulous meadow view to the rear
- Walking distance to Littlestone beach and golf club
- DIY project to enjoy the full potential, owned solar panels
- Electric car charging point in garage

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hall
- Lounge: 22'7 x 12'9 (6.89m x 3.89m)
- Dining Area: 12'2 x 11'2 (3.71m x 3.41m)
- Kitchen: 20'8 (6.30m) x 9'3 (2.82m) narrowing to 6'7 (2.01m)
- Utility: 9'1 x 8'1 (2.77m x 2.47m)
- Cloakroom

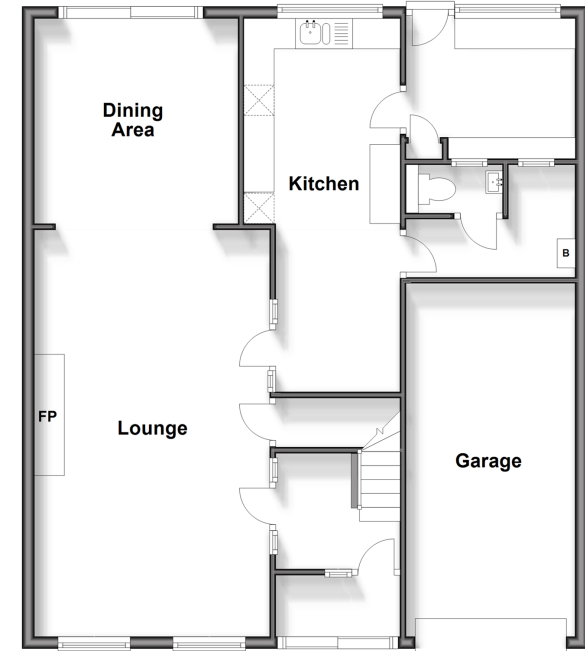
### FIRST FLOOR

- Landing
- Bedroom 1: 13'2 x 10'2 (4.02m x 3.10m) narrowing to 7'3 x 6'3 (2.21m x 1.91m)
- Bedroom 2: 11'4 x 9'5 (3.46m x 2.87m)
- Shower Room

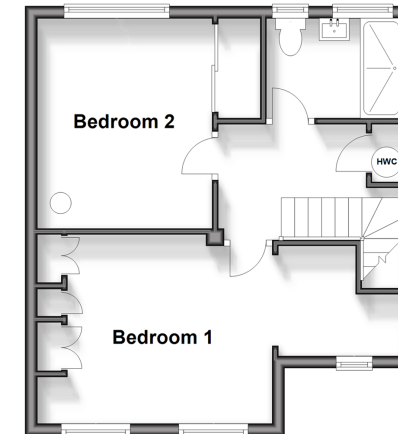
### OUTSIDE

- Off Road Parking
- Garage
- Front & Rear Gardens
- Summer House

**Ground Floor**  
Approx. 91.3 sq. metres (982.8 sq. feet)



**First Floor**  
Approx. 38.1 sq. metres (410.1 sq. feet)



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