

**RUSH  
WITT &  
WILSON**



**28 Prime View, Littlestone, New Romney, TN28 8FL  
Offers In Excess Of £325,000**



Rush Witt & Wilson are pleased to offer Prime View, a stunning detached house located in Littlestone, New Romney. This beautiful property boasts a spacious open plan living / dining / kitchen area, 3 bedrooms, and 2 bathrooms, one being an en-suite providing ample space for comfortable living.

One of the key highlights of this property is its prime location, offering views across open fields to the rear and is just a short walk away from the beach. Imagine waking up to coastal living right at your doorstep.

This property has a driveway for off road parking and a side gate leading into the low maintenance garden. The open plan living room has bifold doors that lead out onto the patio area of the garden.

Being part of a new development, you can expect modern amenities and a fresh, contemporary design that caters to your every need. Don't miss out on the opportunity to own a piece of paradise in this sought-after location.

**Living room**  
20'6" x 17'1" (6.261 x 5.226)  
Bifold doors onto garden

**Kitchen**  
10'4" x 22'0" (largest) 7'10" (smallest) (3.159 x 6.724 (largest) 2.407 (smallest))  
Modern base and eye level units, built in washing machine, fridge / freezer, induction hob, oven, extractor, sink.

**Snug / 3rd bedroom**  
10'6" x 9'3" (3.224 x 2.841)  
Window to front

**Downstairs bathroom**  
6'8" x 5'11" (2.050 x 1.823)  
Bath, shower overhead, basin, toilet, heated towel rail, toilet.

**Cupboard / boiler room**  
5'10" x 2'11" (1.787 x 0.904)  
Boiler, electrics and storage

**Main bedroom**  
16'3" x 12'10" (4.977 x 3.913)  
Window to rear, door to en suite

**En-suite**  
7'4" x 6'0" (2.246 x 1.841)  
Walk in shower, toilet, basin, heated towel rail, storage cupboard.

**2nd Bedroom**  
12'9" x 9'5" (3.9 x 2.881)  
Windows to front.

**Garden**  
Side access to driveway, paved area and pebbled garden.

**Driveway**  
Off road parking for multiple cars.

**Locality**  
28 Prime View is located in a residential area of the small coastal village of Littlestone. The area is popular with water sports enthusiasts and the the National Nature Reserve of Dungeness is only a short drive away.

Essential amenities can be found in the areas primary towns of New Romney, Rye and Tenterden.

The famous miniature railway of Romney, Hythe and Dymchurch has a station nearby with services running from Dungeness to Hythe.

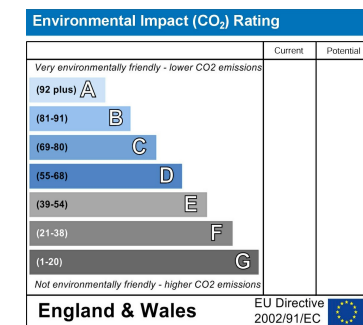
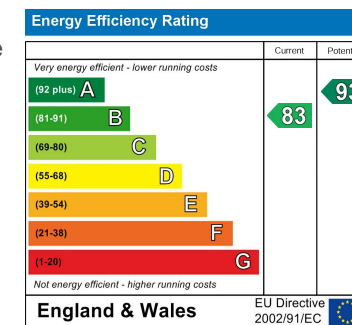
High speed rail services to London and Continental Europe are available from Ashford International and the nearby A2070 leads to the M20 eventually linking to the M25.

**Agents Notes**

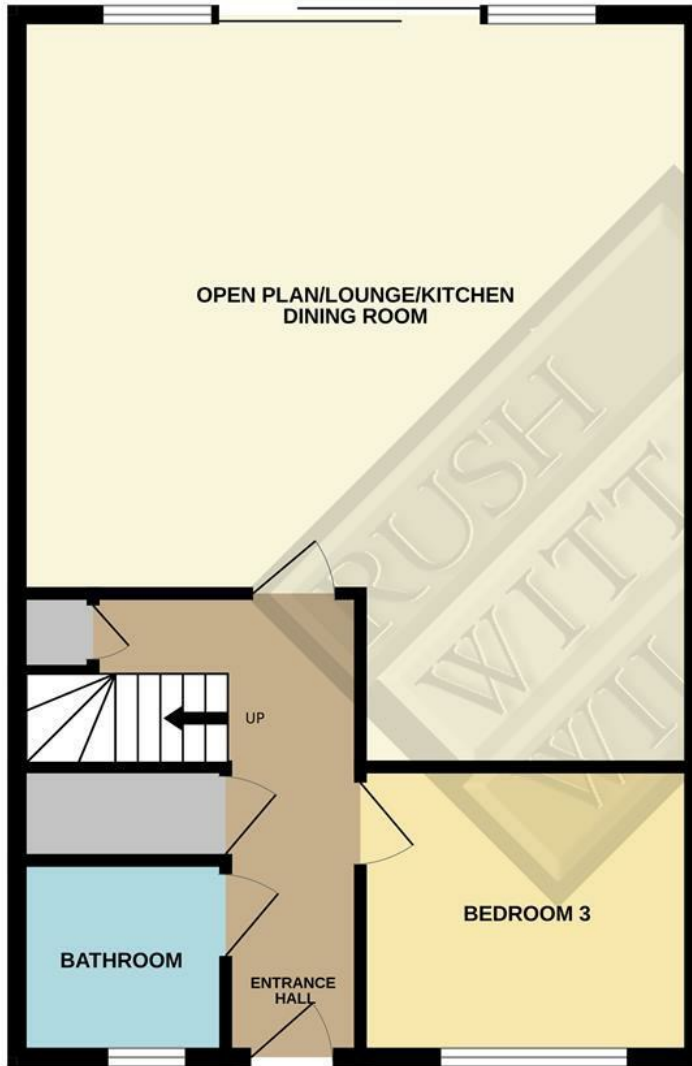
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

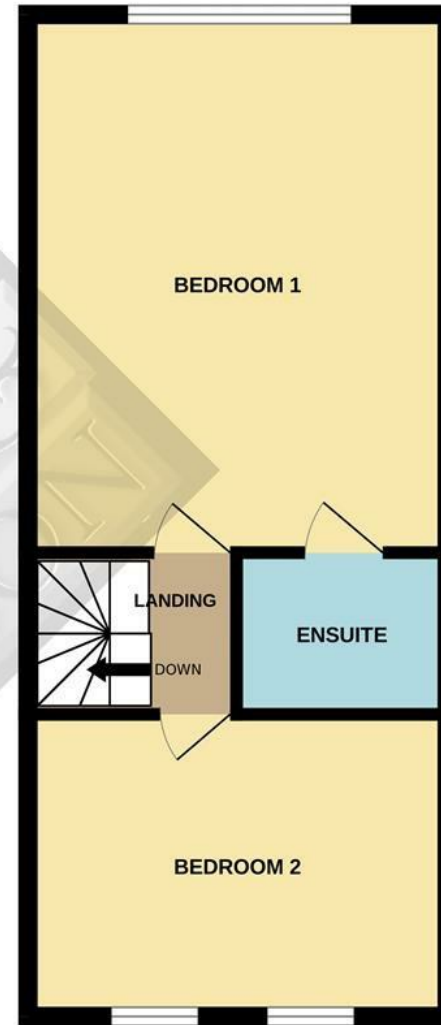
**Council tax band D**



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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