



St Nicholas Road, Littlestone, New Romney, Kent TN28.



DESCRIPTION

A detached 3 bedroom bungalow well situated within easy walking distance of the beach and Littlestone golf course. This spacious property has been in the same ownership since its construction in 1983 and benefits from central heating, solar panels, organically maintained gardens, a double garage and off road parking. The accommodation includes an entrance porch, hall, sitting room, dining room, kitchen, shower room and a cloakroom.

LOCATION

The coastal village of Littlestone is a popular seaside retreat with long beaches and is situated close to the historic Cinque Port town of New Romney. Littlestone provides some amenities including Littlestone Championship Golf Course. New Romney offers further amenities including schools, independent shops and Sainsbury's supermarket. The M20 Motorway can be accessed at Ashford or Hythe. Ashford International Railway Station provides high speed connection London St. Pancras.

Additional Information:

Services: Mains electricity, water, gas and drainage.

Tenure: Freehold

EPC: Pending

Council Tax: Band E

Flood Risk: Very Low (Source Gov.uk)

Broadband: Superfast 54Mbps / Ultrafast 1000Mbps (Source Ofcom)

Mobile Phone Signal: Yes

Directions: [what3words](#) ///myths.restored.logbook





ACCOMODATION

Entrance Porch Double glazed windows.

Entrance Hall Radiator. Access to roof void. Airing cupboard housing hot water cylinder and linen shelves.

Sitting Room A good size sitting room with sliding glazed door to the conservatory. Decorative fireplace. 2 Radiators.

Dining Room Open doorway to the kitchen. Radiator.

Kitchen A range of floor and wall mounted kitchen storage units with ample worksurface and tiled splashbacks. Stainless steel sink with mixer tap and 2 drainers. Space for a cooker, washing machine and fridge freezer. Floor mounted gas fired boiler. Door to side with double glazed panel.

WC Close coupled wc.

Shower Room A wet room designed to accommodate disabilities with low level close coupled wc, wash hand basin, shower. Tiled splashbacks. Towel heater. Extractor fan.

Bedroom Radiator. Double aspect windows.

Bedroom Radiator.

Bedroom Radiator.

Conservatory Requiring replacement.

Outside The attractive gardens are fully enclosed and mostly laid to lawn. There are a variety of shrubs and trees including apple, pear, plum, cherry and a kitchen garden. A group of sparrows currently live in a sheltered hedge colony in the garden and there is an array of interesting visiting birdlife. This property is registered with the Kent Wildlife Trust as a site of Autumn Ladies Tressers orchids. Off road parking for 2 vehicles. Gated drive.

Garage A detached double garage with up and over garage door and personal door to the side.

Agents Notes

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. Equipment and the electrical circuits have not been tested nor has any heating, plumbing or drainage system. Purchasers should check that the land offered is the 'whole or a part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Fixtures listed in these details may be available as part of the sale. Purchasers are advised to check the fixtures list as provided at the time of sale by the solicitor.

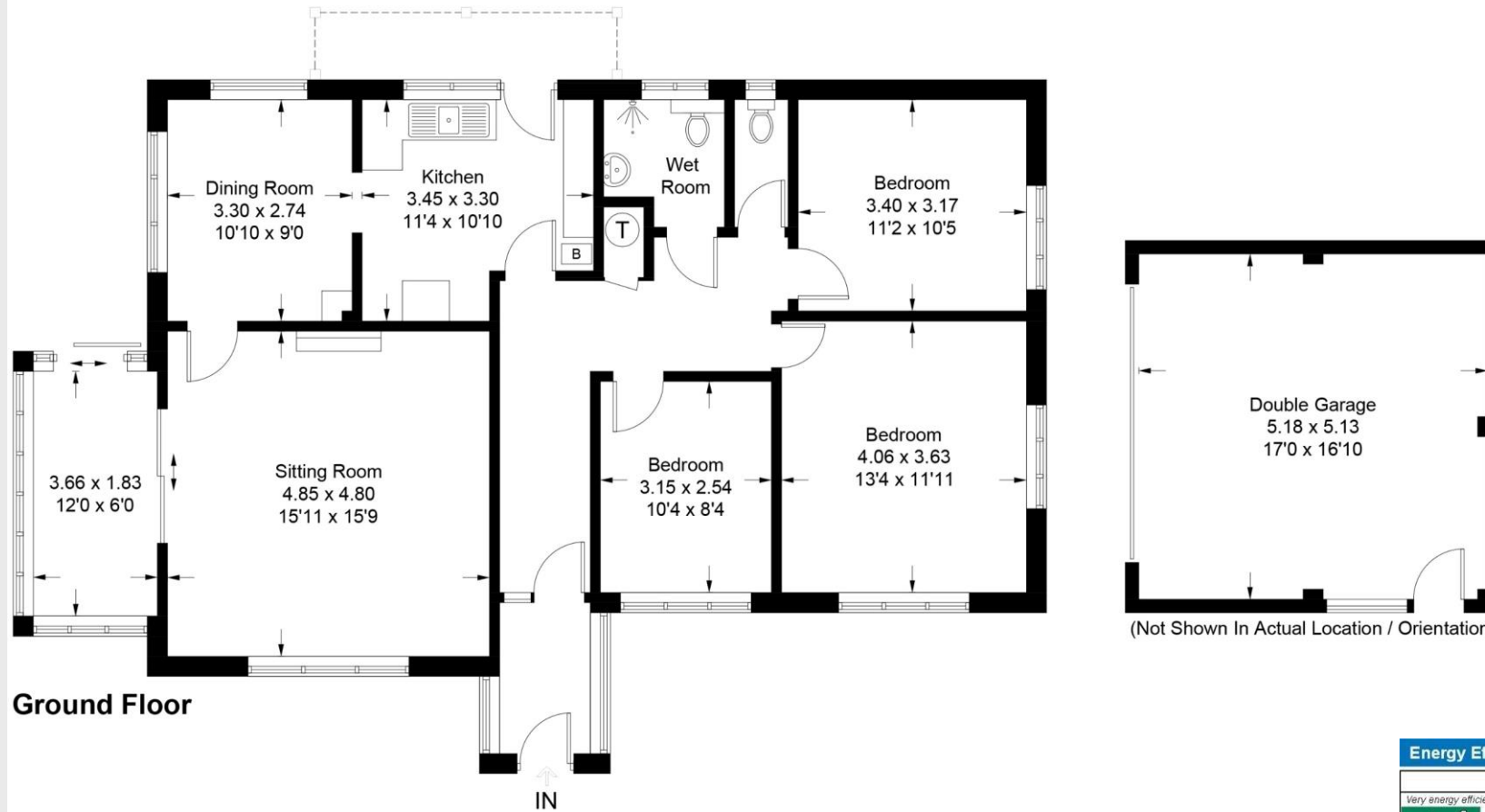
Viewing

Strictly by prior appointment with the agents, Angela Hirst Surveyors and Valuers on 0845 521 1980.





Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft
 Double Garage = 26.8 sq m / 288 sq ft
 Total = 136.5 sq m / 1469 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Fourlabs.co © (ID1241220)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



KENT &
EAST SUSSEX



angela-hirst.com

admin@angela-hirst.co.uk

t: 01233 731177 / 0845 521 1980

The Estate Office, Warehorne Road, Hamstreet, Ashford. TN26 2JW
The Estate Office, Palm Tree Farm, Upper Hardres, Canterbury. CT4 6EJ