



Beachmont Close

Greatstone New Romney TN28 8UG

- Detached & Extended Family Home
 - Four Bedrooms & Home Office
- Downstairs Bedroom & En Suite Shower
 - Large Living/Dining Room
 - Off-Road Parking
- Versatile Accommodation
- Well-Appointed Family Bathroom
- Spacious Kitchen/Diner
- Front & Rear Gardens
- Close To Seafront

Guide Price £350,000-£375,000 Freehold





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Mapps Estates are delighted to bring to the market this versatile detached and extended family home located in a cul de sac within walking distance of the seafront. The generous accommodation comprises a reception hall, home office, utility room, a spacious kitchen/diner, a large living/dining room, and a double bedroom with an en suite shower room to the ground floor, while upstairs there are three further bedrooms and a well-appointed family bathroom with a bath and separate shower cubicle. The property also enjoys front and rear gardens and off-road parking for two cars. An early viewing comes highly recommended.

Located in a popular residential area in Greatstone within walking distance of the dunes and seafront. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance Porch

With UPVC frosted windows and front door with frosted leaded stained glass effect panel, archway opening through to reception hall.

Reception Hall 13'4 x 5'8

With stairs to first floor, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator.

Home Office 7'3 x 7'

With front aspect oriel window with UPVC leaded double glazed windows, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator.

Bedroom 10' x 8'5

With front aspect UPVC leaded double glazed window, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 7'2 x 2'9

With UPVC frosted double glazed window, shower cubicle with electric shower and bi-fold screen, wall-hung wash hand basin with mixer tap over, WC, radiator, recessed downlighters, extractor fan, coved ceiling, aquaboard panelling to walls, tiled floor.

Utility Room 8'7 x 7'10

With side aspect UPVC double glazed window and frosted and leaded double glazed back UPVC back door, range of cream gloss finish store cupboards and drawers, wooden display cabinets, rolltop work surfaces with tiled splashbacks, inset stainless steel sink with mixer tap over, space and plumbing for washing machine, tumble dryer and undercounter fridge, coved ceiling, extractor fan, tiled floor, radiator.

Kitchen/Diner comprising:

Dining Room 13'9 x 11'4

With arched glazed panel double doors opening through to living room, feature fireplace with brick hearth, wood flooring, recessed downlighters, coved ceiling, radiator, opening through to kitchen/breakfast room.

Kitchen/Breakfast Room 11'2 x 8'3

With side aspect UPVC double glazed window, fitted kitchen comprising a range of wood effect store cupboards and drawers with copper effect handles, solid oak worktops with matching upstands and concealed lighting over, inset one and a half bowl Franke resin sink/drainers with mixer tap over, part-tiled walls and feature oxidised copper effect to some walls, four ring induction hob with extractor fan over, fitted high level electric oven, space and plumbing for dishwasher, plinth fan heater, matching island unit and breakfast bar, wood flooring, arched glazed panel double doors opening through to living room,

Living Room 22' x 12'1

With high level UPVC double glazed window to side, pair of rear aspect UPVC French doors opening to garden, feature glass brick column, two wall lights, coved ceiling, wood flooring, two radiators.

First Floor:

Landing

With coved ceiling, radiator.

Bedroom 13'3 x 11'2

With front aspect UPVC leaded double glazed window, large recessed double wardrobe, fitted wooden bedroom furniture comprising two double wardrobes, two bedside cabinets with shelving over and wall-mounted store cupboards, two wall light points, coved ceiling, radiator.

Bedroom 14' x 11'7 (max points)

Formerly two separate single bedrooms, with two rear aspect UPVC double glazed windows, coved ceiling, two radiators.

Bedroom 10'4 x 8'

With front aspect UPVC leaded double glazed window, loft hatch, coved ceiling, radiator.

Family Bathroom 12' x 8'5

With two UPVC frosted double glazed windows, panelled bath with mixer tap and wall-mounted shower attachment over, quadrant shower cubicle with rainfall showerhead and separate hand-held shower attachment, pedestal wash hand basin with mixer tap and fitted mirror with integral lighting over, shaver point, WC, vertical radiator, heated towel rail, wall-mounted electric fan heater, built-in airing cupboard housing wall-mounted Ideal gas-fired combination boiler and fitted shelving, fully tiled walls and floor.

Outside:

To the front of the property the garden has been laid to lawn, with a concrete driveway to one side providing off-road parking space for two cars and gated access on both sides of the house. The rear garden has been mostly laid to lawn, with a central paved terrace and a large metal garden shed to the rear corner set onto a concrete base. There is a decked area to the side of the house with an outdoor wall light and electric points.

Agent's Note:

Please be advised the property is not currently connected to mains drainage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.