

**RUSH
WITT &
WILSON**



**43 Station Road, Romney Marsh, Kent TN29 9ED
Offers In Excess Of £350,000 Freehold**

Rush Witt & Wilson are delighted to offer this wonderful four bedroom home which has been sympathetically restored by the current owners offering characterful features throughout and is believed to date back to 1550 and was previously known as 'The Red Lion Inn'.

The living space is set across three floors and has a large cellar, garage with driveway and garden to two sides. Downstairs you will find the living room along with office/bedroom four, bathroom, door to cellar and kitchen dining room. The first floor is home to both bedroom's one and two with the top floor being bedroom three with on-suite shower room.

Living Room

15'3 x 14'2 (4.65m x 4.32m)

Spacious living space with exposed floorboards, picture window overlooking garden, feature exposed brick fireplace.

Kitchen/Dining Room

13'8 x 12'10 (4.17m x 3.91m)

Fitted with a range of light-coloured base and eye level units, door to front.

Bedroom Four/Office

11'1 x 7' (3.38m x 2.13m)

Exposed floorboards, picture window overlooking the garden.

Bedroom One

14'8 x 12'2 (4.47m x 3.71m)

Exposed floorboards, decorative feature fireplace and large window overlooking garden.

Bedroom Two

9'11 x 8'9 (3.02m x 2.67m)

Exposed floorboards, storage cupboard, window overlooking garden.

Bedroom Three

17'3 x 8'3 (5.26m x 2.51m)

Stunning loft room with beams set across the ceiling, skylight with roof top views, en-suite shower room.

Cellar

Spacious cellar (historically used for storage and kegs for The Red Lion)

Bathroom

Free standing bathtub, wc, wash hand basin and exposed timbers

Agents Note

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

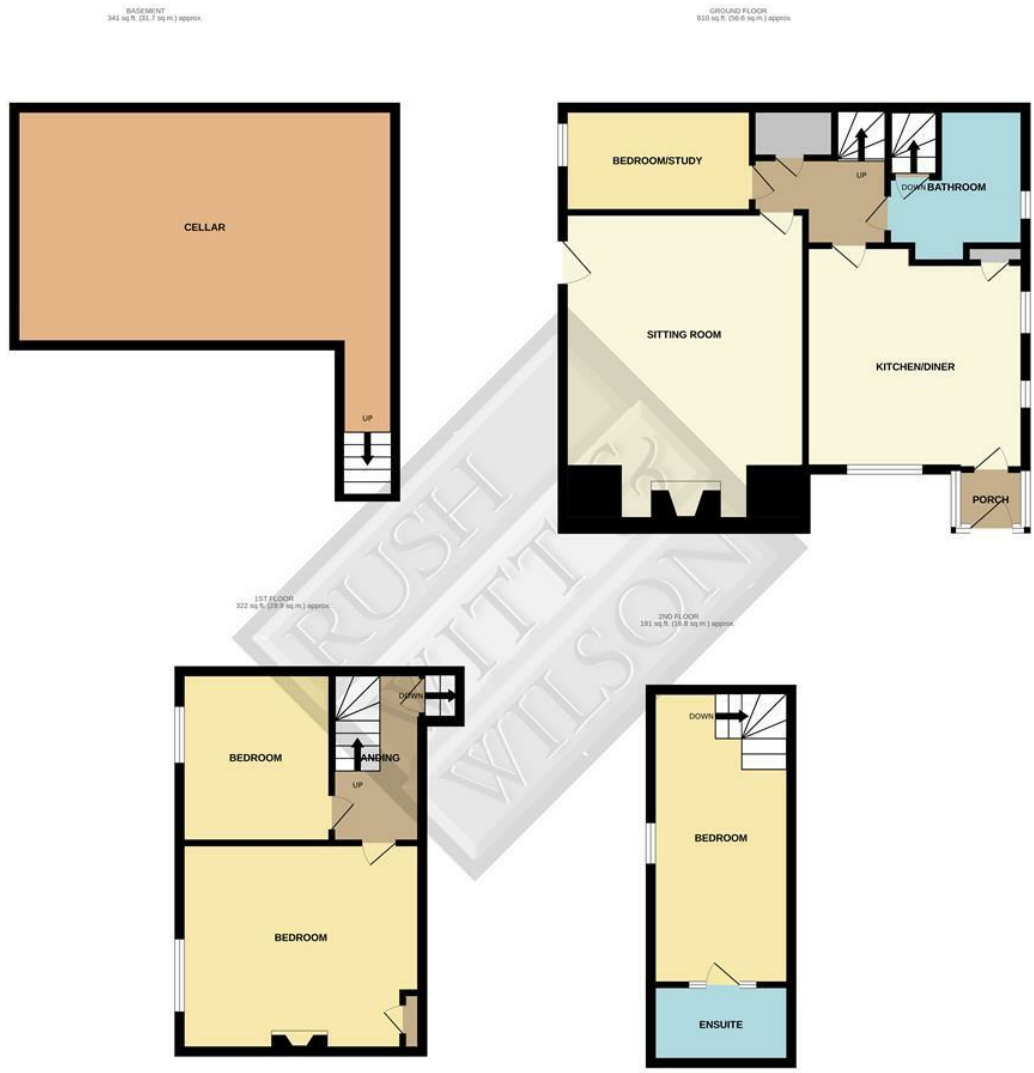
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were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(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	52

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

