



Guide Price
£400,000

Freehold

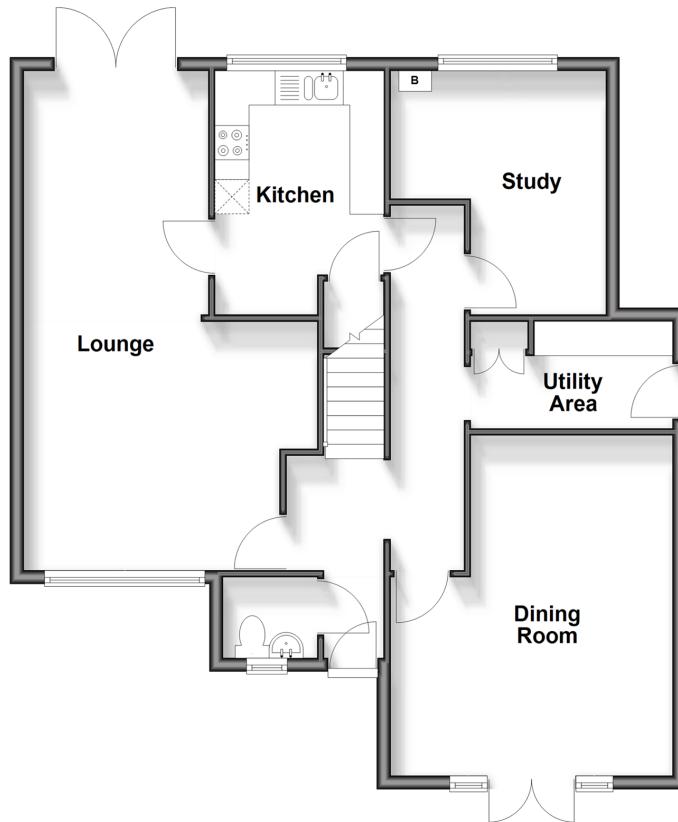
5x 2x 2x

**Holly Road, St. Mary's
Bay, Romney Marsh,
Kent, TN29**

Wards
Helping you move forwards

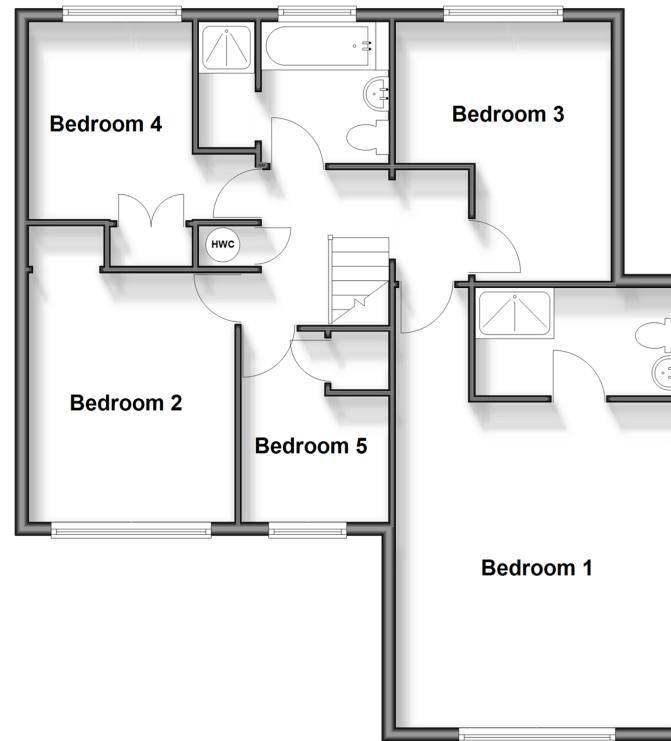
Ground Floor

Approx. 81.6 sq. metres (878.4 sq. feet)



First Floor

Approx. 78.3 sq. metres (842.3 sq. feet)



Outbuilding

Approx. 11.9 sq. metres (127.8 sq. feet)



Accommodation

GROUND FLOOR

Utility Area: 10'6 x 4'9 (3.20m x 1.45m)

Inner Hall

Lounge: 13'4 x 9'3 (4.07m x 2.82m)

Dining Area: 12'3 x 11'9 (3.74m x 3.58m)

Kitchen: 9'8 x 8'6 (2.95m x 2.59m)

Study: 10'4 x 6'5 (3.15m x 1.96m)

Cloakroom

Dining Room: 16'3 (4.96m) x 13'8 (4.17m) narrowing to 9'6 (2.90m)

FIRST FLOOR

Landing

Bedroom 1: 16'4 x 13'6 (4.98m x 4.12m)

En-Suite Shower Room

Bedroom 2: 12'2 x 9'8 (3.71m x 2.95m)

Bedroom 3: 10'4 x 6'4 (3.15m x 1.93m) plus 6'5 x 5'8 (1.96m x 1.73m)

Bedroom 4: 9'7 x 7'8 (2.92m x 2.34m)

Bedroom 5: 9'11 into door well x 7'1 (3.02m x 2.16m)

Bathroom

OUTBUILDING

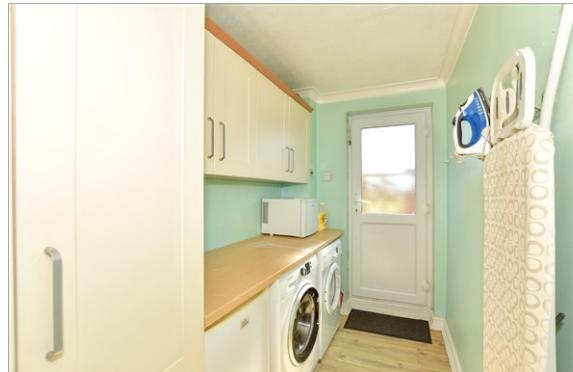
Workshop

Store

OUTSIDE

Off Road Parking

Front & Rear Gardens



Main features

- Generous plot with further scope
- Plenty of space for a large or extended family with good sized front and rear gardens
- In need of some updating, ideal for a keen DIYer
- Short stroll to the local beach and shops
- Short drive to New Romney and Dymchurch where you will find many shops and amenities



Nearest Schools

Primary Schools: Dymchurch Primary 2.0 miles, St Nicholas C of E (Controlled) Primary 2.6 miles, Greatstone Primary 5.0 miles
Secondary Schools: Marsh Academy 2.7 miles, Brockhill Park Performing Arts College 7.8 miles



Transport Information

Train Stations: Appledore 7.1 miles, Ham Street 11. miles

Address

Holly Road, St. Mary's Bay, Romney Marsh, Kent, TN29

Directions

For directions to this property please contact us.





Wards
Helping you move forwards

Call New Romney Branch 01797 363745 ■ wardsofkent.co.uk



■ A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease

EPC RATING
CURRENT:
C(74)
POTENTIAL:
B(83)
13525723/20251203/SRH/CA