



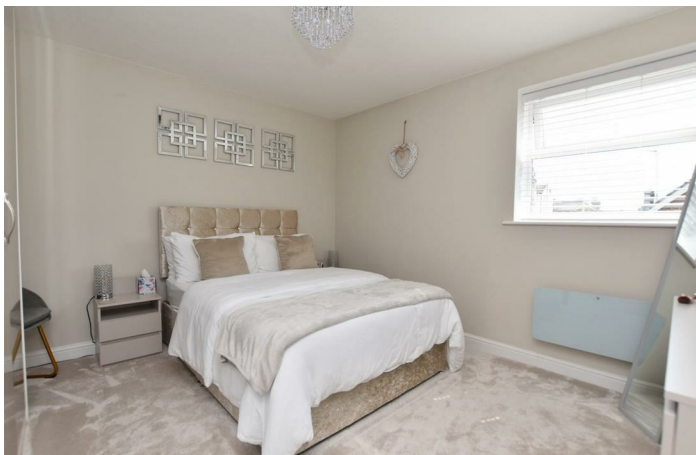
St. Nicholas Road

Littlestone New Romney TN28 8QA

- First Floor Flat With Sea View
 - One Double Bedroom
 - Spacious Lounge/Diner
- Walking Distance To Beach & Amenties
- Ideal First Time Buy Or Holiday Home
- Beautifully Presented & Recently Renovated
 - Modern Fitted Kitchen
 - Modern Fitted Bathroom
 - Parking Area To Rear
 - No Onward Chain

Asking Price £164,995 Leasehold





Located a short walk from Littlestone green and seafront and conveniently within walking distance of a local Spar store. In the nearby town of New Romney, there is 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 also within walking distance. Water sports and activities are also well catered for with Varne Boat Club within walking distance of the apartment and Lydd Aqua Park only a short drive away. The market town of Ashford is within half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International 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. To the west, the delightful Medieval Cinque Port town of Rye is just a short drive away, with the larger historic seaside town of Hastings located further along the coast.

Communal Entrance Hall

A spacious communal entrance hall with a double glazed front door, automatic motion-sensor activated lighting, UPVC double glazed rear door to parking area, stairs to first floor.

Private Reception Hall 10'4 x 5'9

With front door, built-in airing cupboard housing hot water cylinder, newly-installed entry phone, consumer unit, electric heater, glazed panel door opening to lounge/diner.

Lounge/Diner 14'4 x 14'3 (max points)

Irregular in shape, with two front aspect UPVC double glazed windows enjoying a sea view, feature wall-mounted log effect fire with fan heater, coved ceiling, modern electric storage heater.

Kitchen 8' x 6'5

With UPVC double glazed window with sea view, range of fitted grey gloss finish store cupboards and drawers, square edge worktops with tiled splashbacks, newly-fitted Hisense four ring ceramic hob with newly-fitted Hisense electric oven under and extractor over, ceramic sink/drainers with mixer tap over, cupboard with space and plumbing for washing machine, cupboard with space for fridge/freezer, tile effect vinyl flooring.

Bedroom 11'2 x 11'2

With UPVC double glazed window, modern electric heater.

Bathroom 7'3 x 6'

With UPVC frosted double glazed window, panelled bath with mixer tap, Gainsborough electric shower with rainfall showerhead and separate hand-held shower attachment, shower screen, vanity unit comprising wash hand basin with mixer tap over, drawers and storage cabinet under, WC with concealed cistern and shelf over, wall-mounted fan heater, part-tiled walls, herringbone effect vinyl flooring.

Outside:

A front lawned area with a central path to the communal front entrance. There is a residents' parking area to the rear along with a communal storage shed; the apartment has one allocated parking space.

Lease/Service Charge/Ground Rent:

We have been advised the following by the vendor:

Lease: 66 years remaining

Service Charge: £1440.00 per annum

Ground Rent: £18.50 per month





Total floor area 42.4 m² (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	46	
(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.