



**Connells**

Queens Road  
Littlestone NEW ROMNEY



### Property Description

The accommodation is arranged over two floors and comprises a welcoming entrance hall leading into a bright and spacious lounge, ideal for relaxing or entertaining. To the rear, a sizeable dining room provides ample space for family meals and social gatherings, with access through to a fitted kitchen offering a range of units and worktop space.

Upstairs, the property features three bedrooms, including a well-sized principal bedroom, a second double bedroom and a third room ideal as a child's bedroom, guest room or home office. The first floor is completed by a family bathroom.

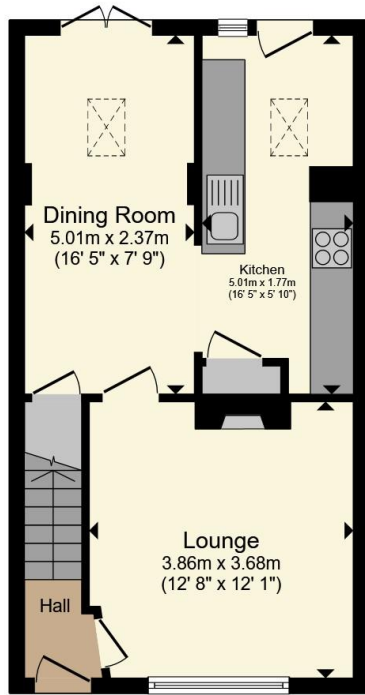
Externally, the property truly stands out with a large rear garden, predominantly laid to lawn, offering excellent potential for outdoor living, gardening or further landscaping. A garage is positioned at the end of the garden, providing valuable storage or secure parking.

Queens Road is ideally positioned in Littlestone, a charming coastal area known for its beautiful beaches, relaxed atmosphere and proximity to local amenities. The area offers access to shops, schools and leisure facilities, including the renowned Littlestone Golf Club. Nearby New Romney provides additional services, while excellent transport links connect to the wider Kent area and beyond, making this an appealing location for both permanent residence and holiday home buyers.

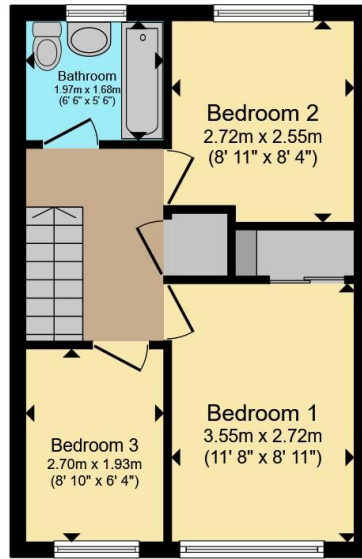
### Agents Note

We have been unable to verify if either planning permission or building regulation certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

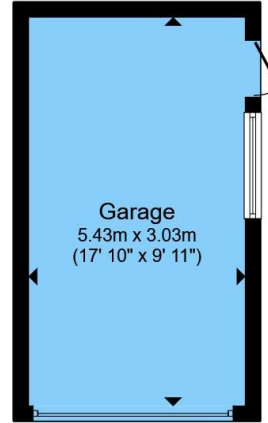




**Ground Floor**



**First Floor**



**Garage**

Total floor area 90.8 m<sup>2</sup> (978 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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77 High Street  
ASHFORD TN24 8SF

EPC Rating: E Council Tax  
Band: C

**view this property online [connells.co.uk/Property/ASH408890](http://connells.co.uk/Property/ASH408890)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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