



**Guide Price**

**£500,000**

**Freehold**

5x  3x  2x 

**St Marys Road, New  
Romney, Kent, TN28**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*

Helping you move forwards



## Main features

- Large home with plenty of space for extended or growing family
- No onward chain so a quick sale is possible
- Bright and airy accommodation
- Walking distance to the town centre
- Close to the beach at Littlestone

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 20'8 x 11'4 (6.30m x 3.46m)

Kitchen/Breakfast Room: 17'4 x 12'3 (5.29m x 3.74m)

Utility Room: 8'2 x 7'11 (2.49m x 2.41m)

Dining Area: 9'2 x 7'9 (2.80m x 2.36m)

Sitting Room: 20'2 x 12'3 (6.15m x 3.74m)

Conservatory: 17'2 x 7'6 (5.24m x 2.29m)

Bedroom 1: 16'8 x 11'6 (5.08m x 3.51m)

En-Suite Bathroom

Bedroom 2: 15'2 x 12'3 (4.63m x 3.74m)

En-Suite Wet Room

Bedroom 3: 11'5 x 11'2 (3.48m x 3.41m)

Bedroom 4: 11'5 x 10'6 (3.48m x 3.20m)

Bedroom 5: 10'8 x 8'9 (3.25m x 2.67m)

Bathroom

### OUTSIDE

Off Road Parking

Front & Rear Gardens

Ground Floor  
Approx. 200.8 sq. metres (2161.0 sq. feet)



## Call New Romney - 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
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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