



THE FAIRWAY

**HUNTERS**<sup>®</sup>

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# The Fairway, Littlestone, New Romney

Asking Price £475,000

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This attractive detached bungalow is ideally positioned on The Fairway In Littlestone. Extending to approximately 1,302 sq ft, the property offers well-proportioned and versatile accommodation, including three generous bedrooms, making it perfectly suited to families or buyers looking for additional living space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The property boasts a well-equipped bathroom, catering to all your daily needs.

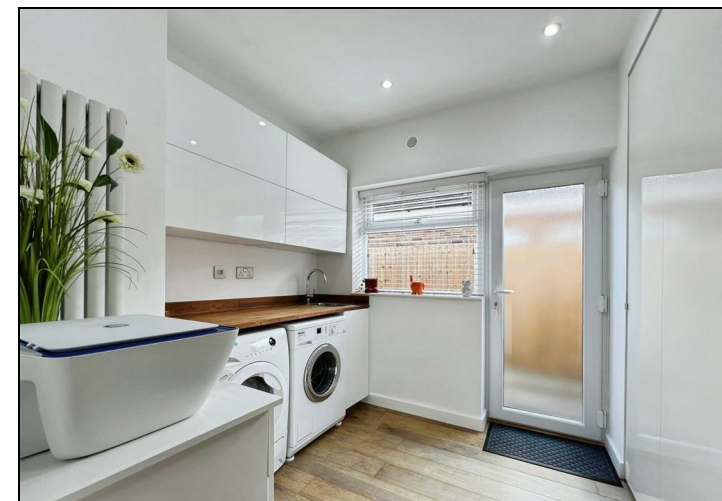
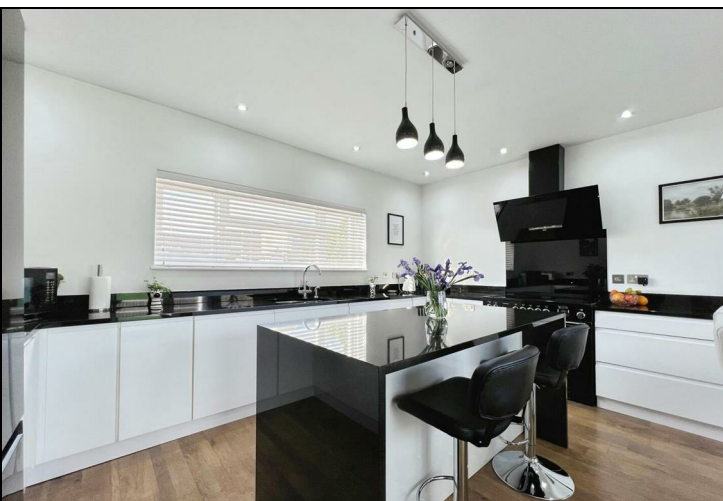
Built in 1973, this bungalow has been maintained to a high standard, providing a warm and inviting atmosphere. The exterior of the property is complemented by ample parking space for two vehicles, a valuable feature in this desirable location.

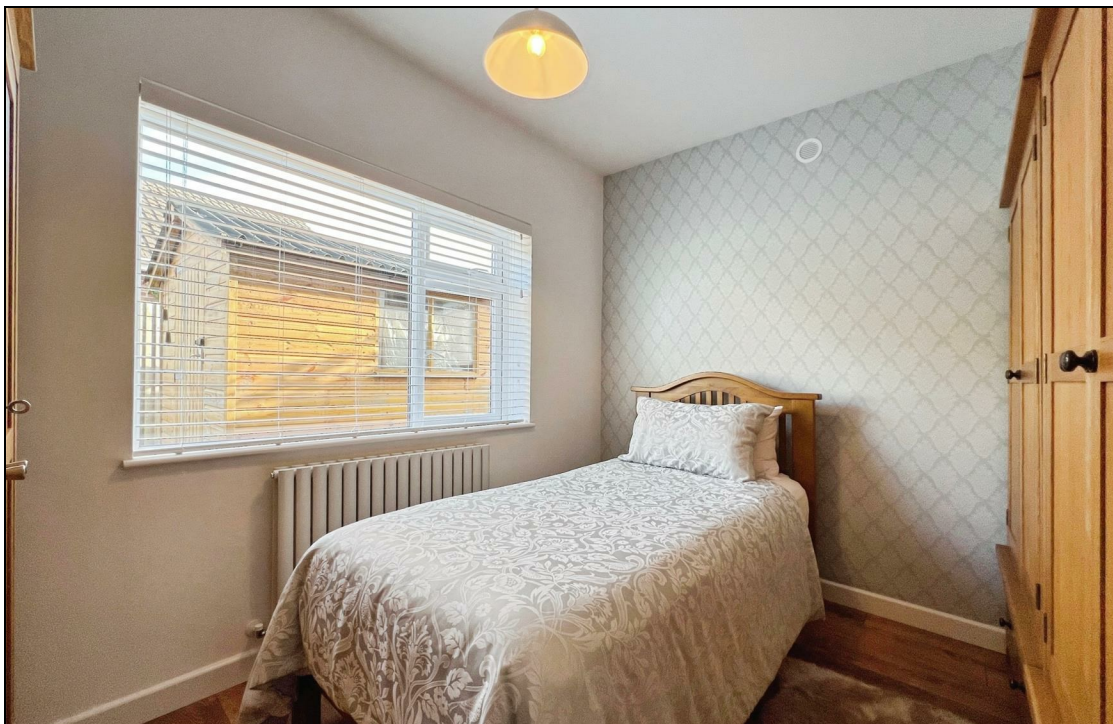
The Fairway is a peaceful street, offering a sense of community while being conveniently close to local amenities and beautiful coastal scenery. Whether you are looking to enjoy leisurely walks along the beach or explore the nearby countryside, this property is ideally situated to take advantage of all that Littlestone has to offer.

In summary, this charming bungalow presents an excellent opportunity for those seeking a comfortable and spacious home in a tranquil setting. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

## KEY FEATURES

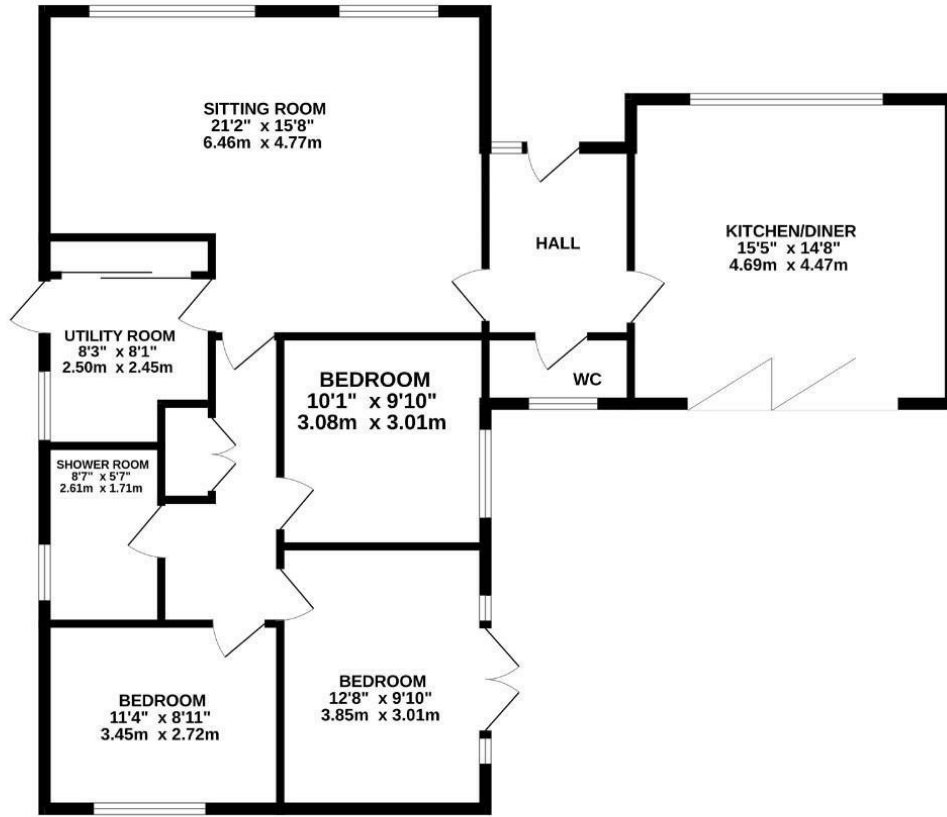
- 3 spacious bedrooms
- Detached bungalow style
  - Built in 1973
- Located in Littlestone
- 1 reception room
- 1 modern bathroom
- Quiet residential area
- Close to local amenities
- Viewing recommended



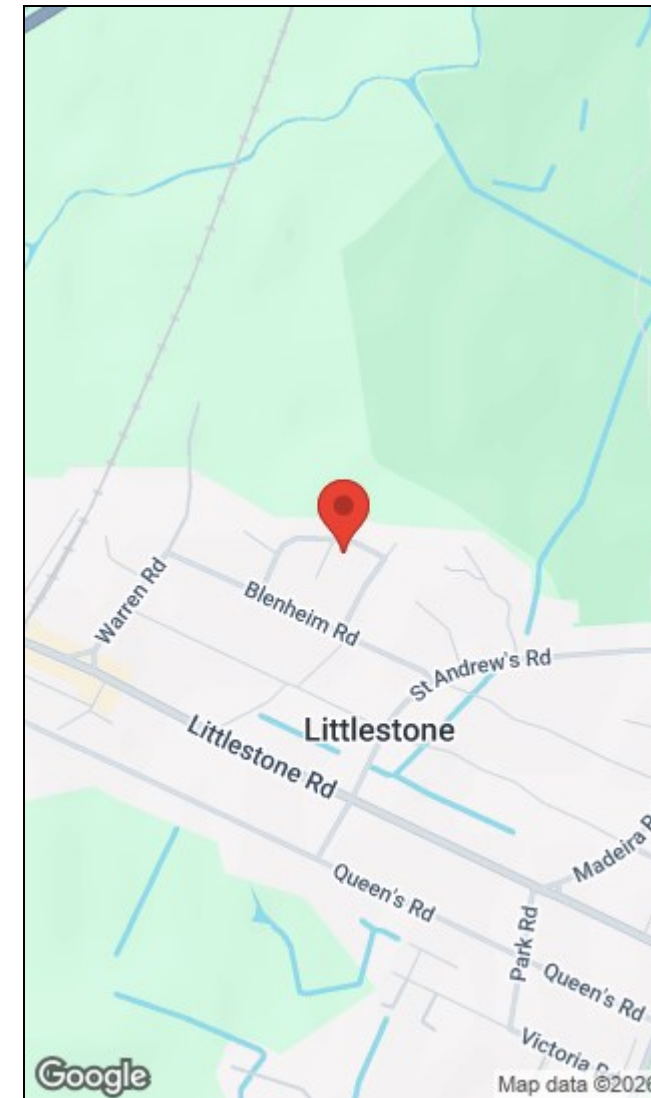




# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metronix 5/2023.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>72</b>		
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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