



OVER 60?
Secure this property
for up to **59% less!**

Guide Price
£400,000

Freehold

3x 2x 1x

**St. Andrew's Road,
Littlestone, New
Romney, Kent, TN28**

Wards
Helping you move forwards



Main features

- **End of terrace home with views to the golf course**
- **En-suite bathroom to bedroom 1**
- **Separate lounge and dining areas for flexible living**
- **Seafront at the end of the road**
- **Short drive to New Romney town**

Accommodation

GROUND FLOOR

Entrance Hall
 Dining Area: 16'8 x 11'4 (5.08m x 3.46m)
 Lounge: 14'7 x 10'1 (4.45m x 3.08m)
 Inner Hall
 Kitchen: 11'1 x 10'2 (3.38m x 3.10m)
 Cloakroom

FIRST FLOOR

Landing
 Bedroom 2: 14'7 x 9'10 (4.45m x 3.00m)
 Bedroom 3: 11'5 x 9'10 (3.48m x 3.00m)
 Shower Room

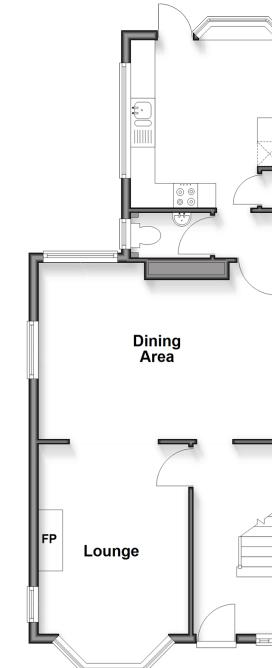
SECOND FLOOR

Landing
 Bedroom 1: 16'3 (4.96m) x 13'4 (4.07m)
 narrowing to 10'5 (3.18m)
 En-Suite Bathroom
 Storage

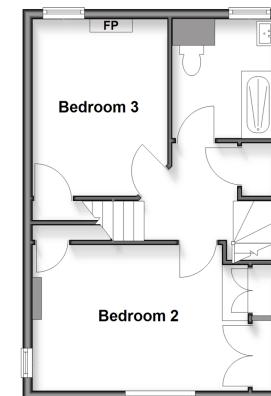
OUTSIDE

Front & Rear Gardens

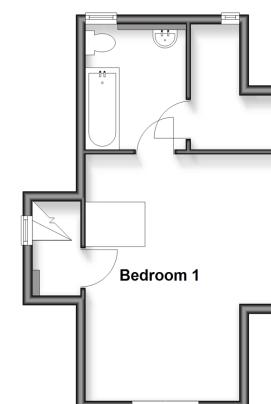
Ground Floor
 Approx. 52.8 sq. metres (568.5 sq. feet)



First Floor
 Approx. 38.2 sq. metres (410.7 sq. feet)



Second Floor
 Approx. 30.7 sq. metres (330.3 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
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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 50% less, by purchasing a Lifetime Lease