



**OVER 60?**

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

**Guide Price**

**£400,000**

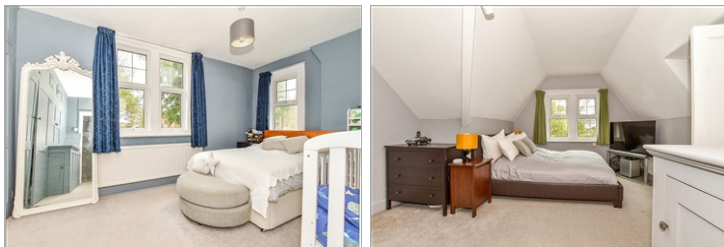
**Freehold**

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

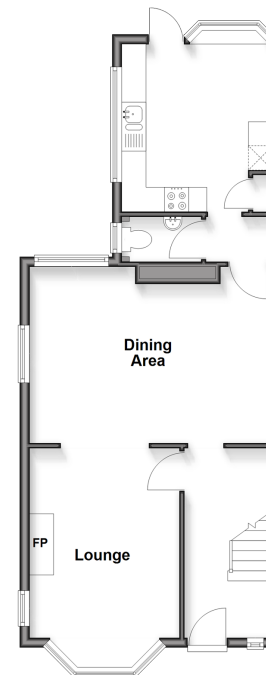
Landing  
 Bedroom 1: 16'3 (4.96m) x 13'4 (4.07m) narrowing to 10'5 (3.18m)  
 En-Suite Bathroom  
 Storage

### OUTSIDE

Front & Rear Gardens

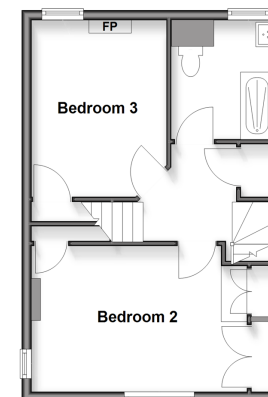
### Ground Floor

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



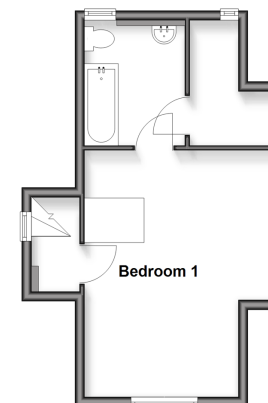
### First Floor

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](http://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



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