



**Guide Price**  
**£450,000**

**Freehold**

5x  2x  1x 

**Victoria Road,  
Littlestone, Kent, TN28**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Fabulous much improved home
- High-end kitchen with extended dining area with roof lantern
- Walking distance to the beach and local shops
- Large main bedroom with en-suite shower room
- Flexible accommodation

## Accommodation

### GROUND FLOOR

- Entrance Hall
- Cloakroom
- Bedroom 3: 11'8 x 11'2 (3.56m x 3.41m)
- Kitchen: 20'9 x 11'6 (6.33m x 3.51m)
- Dining Area: 15'1 x 7'7 (4.60m x 2.31m)
- Utility
- Storage
- Lounge: 15'7 x 12'0 (4.75m x 3.66m)
- Bedroom 1: 20'8 x 9'6 (6.30m x 2.90m)
- En-Suite Shower Room

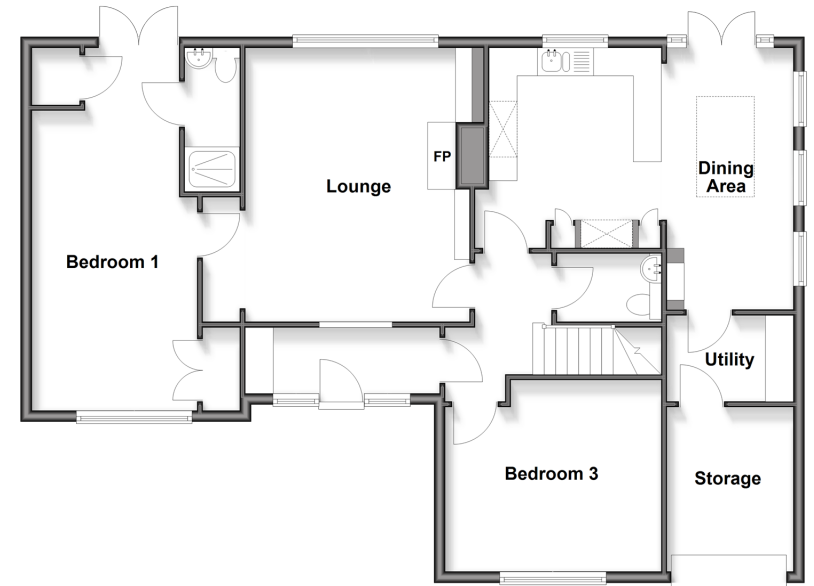
### FIRST FLOOR

- Landing
- Bedroom 2: 16'3 x 12'3 (4.96m x 3.74m)
- Bedroom 4: 10'5 x 7'5 (3.18m x 2.26m)
- Bedroom 5: 9'9 x 7'5 (2.97m x 2.26m)
- Bathroom

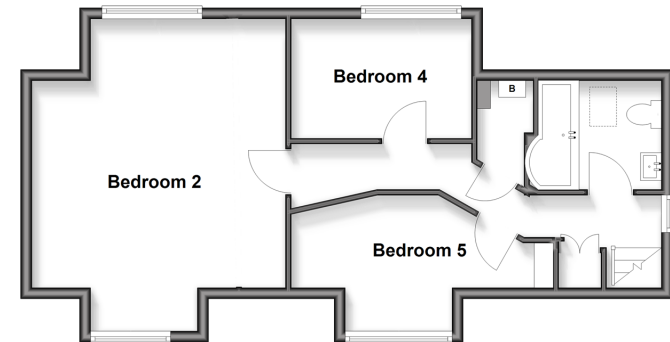
### OUTSIDE

- Off Road Parking
- Front & Rear Gardens

**Ground Floor**  
Approx. 105.0 sq. metres (1130.2 sq. feet)



**First Floor**  
Approx. 52.1 sq. metres (560.9 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
- 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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