



## The Fairway

Littlestone TN28 8PJ

- Impressive Detached Bungalow
  - Three Double Bedrooms
- Modern Kitchen/Diner With Bi-Fold Doors
- Bathroom, Separate WC & Utility Room
- Generous Low Maintenance Rear Garden
- Immaculately Presented Throughout
- Off Street Parking For Four/Five Cars
- Spacious Lounge With Feature Fireplace
  - New Boiler Installed 2025
  - No Onward Chain

**Asking Price £460,000 Freehold**





Mapps Estates are delighted to bring to the market this impressive and immaculately presented three bedroom detached bungalow residence enjoying attractively landscaped, low maintenance gardens, and boasting ample off road parking. The well-proportioned accommodation comprises a welcoming reception hall, a spacious living room, a utility room and separate cloakroom, a stunning modern fitted kitchen/diner with bi-fold doors opening onto the garden, three double bedrooms and a luxury modern bathroom. The property also benefits from a new Worcester Bosch boiler installed in January 2025, and is being sold with the advantage of no onward sale. Viewing comes highly recommended to really appreciate what this stylish, high specification home has to offer.

Located on a corner plot in a quiet residential area within a short walk of Littlestone green and beach and within level walking distance of Littlestone Championship golf course. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store, a public library, and doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch light railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities, access to the M20 as well as high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading west along the coast you will find the picturesque town of Rye, while to the east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover for access to mainland Europe.

#### **Front Entrance**

Recessed front entrance with light over, composite front door with inset frosted double glazed panels opening to reception hall.

#### **Reception Hall 9'4 x 7'**

With recessed cloaks cupboard with hanging rail and consumer unit, loft hatch, wood effect laminate flooring, underfloor heating control panel for cloakroom, recessed downlighters, radiator.

#### **Cloakroom**

With UPVC double glazed window, wall-hung WC with concealed cistern, full tiling to one wall, matching tiled floor with underfloor heating, wall-hung wash hand basin with mixer tap and tiled splashback over and store cabinet under.

#### **Kitchen/Diner 15'5 x 15'3**

With front aspect UPVC double glazed window looking onto driveway, luxury fitted kitchen with granite worktops and upstands, inset stainless steel one and a half bowl sink with mixer and pull-out rinser taps over and integral drainer to worktop, range of white gloss finish store cupboards and drawers, matching island unit with further storage, granite worktop and breakfast bar with pendant lighting over, integrated Neff dishwasher, space for fridge/freezer, fitted Rangemaster cooker with five ring induction hob and electric ovens under, splashback and matching Rangemaster extractor canopy over, space for dining table, wood effect laminate flooring, recessed downlighters, vertical radiator, rear aspect double glazed bi-fold doors with integral blinds opening to rear garden.

#### **Lounge 21'1 x 15'8 (max points)**

With two front aspect UPVC double glazed windows looking onto garden, fitted fireplace with electric remote controlled log effect fire, wood effect laminate flooring, radiator, doors to utility room and inner hallway.

#### **Utility Room 8' x 7'9**

With side aspect UPVC double glazed window and frosted back door, large recessed store cupboard with sliding gloss finish doors, fitted solid wood worktop and upstand with inset stainless steel sink and mixer tap over and store cupboard under, wall-mounted white gloss finish store cupboards, spacer and plumbing for washing machine and tumble dryer, vertical radiator, recessed downlighters, wood effect laminate flooring.

#### **Inner Hallway 13'8 x 5' (max)**

With built-in double airing cupboard housing recently installed (January 2025) Worcester Bosch gas-fired combination boiler and fitted shelving, loft hatch with fitted loft ladder, wood effect laminate flooring, radiator.

#### **Bedroom 12'8 x 9'10**

With rear aspect UPVC double glazed windows and French doors opening to garden, wood effect laminate flooring, radiator.

#### **Bedroom 10'1 x 9'10**

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, radiator.

#### **Bedroom 10'11 x 8'10**

With side aspect UPVC double glazed window, wood effect laminate flooring, radiator.

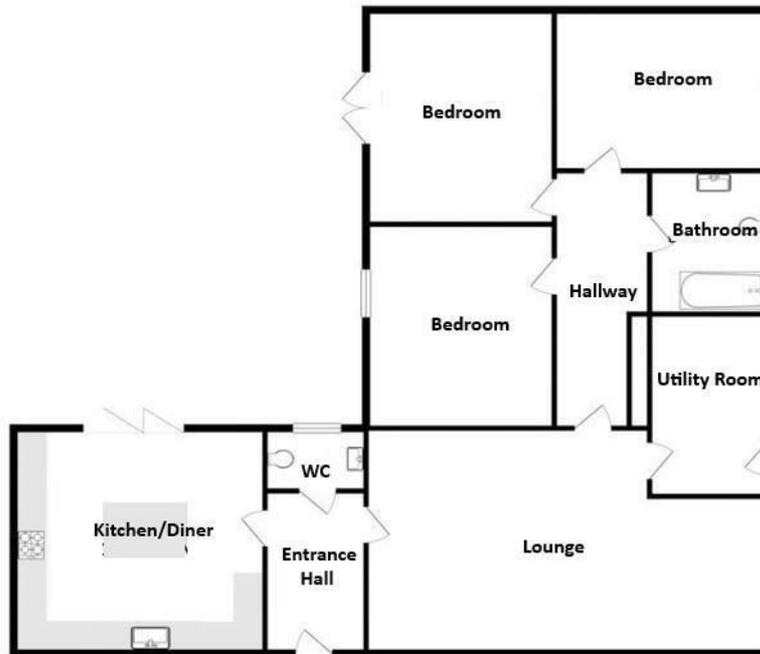
#### **Bathroom 8'6 x 5'5**

With UPVC frosted double glazed window, shower bath with wall-mounted mixer tap controls, hand-held shower attachment, rainfall shower and shower screen over, WC with concealed cistern, large wash hand basin with mixer tap over and white gloss finish drawers under, wall-mounted white gloss cabinet and mirrored cabinet, part-tiled walls, recessed downlighters, extractor fan, chrome effect heated towel rail, tiled floor.

#### **Outside:**

To the front of the property is a generous brick block paved driveway providing off-road parking for four/five cars and which could accommodate a caravan or motorhome if required. The garden is laid to lawn with a front laurel hedge. There are outdoor wall lights and gated access on both sides of the bungalow leading through to the generous and attractively landscaped rear garden. This has been laid mostly to artificial grass for low maintenance, with gravel borders and a seating terrace laid to Indian sandstone paving. There are also outdoor taps to either side of the bungalow, outdoor wall lights, and two large garden sheds (approx. 13' x 8'6 and 9' x 7') both with power supplied.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.