



## Victoria Road West

Littlestone New Romney TN28 8NW

- Detached Family Home
- Spacious Lounge/Diner
- Family Bathroom & Downstairs WC
- Attractively Landscaped Rear Garden
- Garage & Resin-Bonded Driveway
- Four Double Bedrooms
- Kitchen/Breakfast Room
- Feature Balcony Off Main Bedroom
- Backing Onto Open Fields
- Within A Short Walk Of Seafront

**Asking Price £375,000 Freehold**





Mapps Estates are pleased to bring to the market this well presented four bedroom detached family home located in the popular residential area of Littlestone and within a short level walk of the green and seafront. The well-proportioned accommodation comprises a large and welcoming reception hall, a spacious lounge/diner opening to the patio and rear garden, and a fitted kitchen/breakfast room to the ground floor, with four double bedrooms and a family bathroom to the first floor. The property also boasts a resin-bonded driveway and integral garage, a south-facing rear garden backing onto open fields, and a feature balcony to the master bedroom enjoying a distant sea view. An early viewing comes highly recommended.

Located in a popular residential road in Littlestone, within a short walk of the green and beach, a local Spar store and within 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, doctors' and dentists' surgeries. The Romney, Hythe & Dymchurch railway also has a station in the town, while Dungeness National Nature Reserve is just a short drive away. There are two local primary schools nearby and the Marsh Academy secondary school is within walking distance. The ever-expanding 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.

#### **Ground Floor:**

### Side Entrance

With pitched canopy over, UPVC front door with feature double glazed stained glass and leaded effect inset panel and frosted leaded effect windows to both sides, opening to reception hall.

### Reception Hall 17'8 x 9' (max points)

With stairs to first floor, understairs store cupboard housing floor-standing Potterton gas-fired boiler, feature glass brick wall and glazed panel door through to kitchen/breakfast room, wood effect laminate flooring, heating thermostat, radiator, open double doorway through to lounge/diner.

### Cloakroom

With UPVC frosted double glazed window, WC, corner wash hand basin with tiled splashback, wood effect laminate flooring, radiator with shelf over.

### Lounge/Diner 20'4 x 13'5 (max)

With large rear aspect UPVC double glazed windows and sliding door opening to patio and garden, dining area with radiator, lounge area with feature fireplace and fitted coal effect gas fire, coved ceiling.

### Kitchen/Breakfast Room 13' (max) x 10'5

With front aspect UPVC double glazed window, wood effect worktops, inset stainless steel one and a half bowl sink/drainers with mixer tap over, range of solid wood store cupboards, drawers and display cabinet, fitted brushed stainless steel Technik range cooker with five ring gas hob, double electric oven and extractor canopy over, integrated dishwasher, integrated undercounter fridge, recessed spotlights, tiled floor, space for breakfast table, radiator, solid wood stable door opening through to integral garage.

### Integral Garage 16'4 x 8'11

With double wooden doors opening to driveway, utility area with space and plumbing for washing machine and tumble dryer, cupboard housing electric meter and modern consumer unit, gas meter, power and light.

### First Floor:



### **Landing 10'4 x 6'5**

A spacious landing with large feature stained glass effect UPVC frosted double glazed window over the stairs, built-in airing cupboard housing hot water cylinder, loft hatch with fitted loft ladder (the loft has a loft light and has been boarded), doors to bedrooms and bathroom.

### **Bedroom 11'1 x 10'6**

With recessed double wardrobe with wood effect and mirrored sliding doors, radiator, large front aspect double glazed window and sliding door opening to balcony,

### **Balcony 10'2 x 3'8**

With painted wooden balustrade and handrails, artificial grass, distant sea view.

### **Bedroom 11'1 x 9'4**

With front aspect double glazed window, recessed double wardrobe with wood effect and mirrored sliding doors, coved ceiling, radiator.

### **Bedroom 11' x 9'4**

With rear aspect UPVC double glazed window looking onto garden and with view of fields, radiator.

### **Bedroom 10'11 x 10'6**

With rear aspect UPVC double glazed window looking onto garden and with view of fields, recessed double wardrobe with mirrored sliding doors, coved ceiling, radiator.

### **Family Bathroom 8'5 x 5'10**

With three UPVC frosted double glazed windows, shower 'Jacuzzi' style bath with mixer tap, Aqualisa shower and curved shower screen over, wash hand basin with mixer tap and tiled splashback over, shelf to side and store cabinets under, WC, chrome effect heated towel rail, recessed downlighters, vinyl flooring.

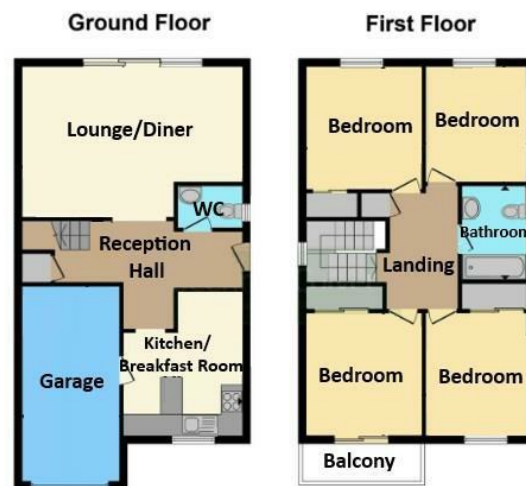
### **Outside:**

To the front of the property is a resin-bonded driveway providing off-road parking space for



two cars and access to the garage. There are resin-bonded pathways to both sides of the property with gates on both sides accessing the rear garden. The garden has a paved patio with a wall-mounted awning over, a summerhouse, and a curved paved pathway leading to the back of the garden with lawns and mature shrub borders and trees to both sides. To the rear is a seating area, a fig tree, a garden shed and views of open fields.





Total floor area 131.7 sq.m. (1,418 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.localagent.com](http://www.localagent.com)

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band D**  
**EPC Rating D**

| 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>                            |                         |           |
| (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 |           |

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