



Connells

Littlestone Road
Littlestone New Romney



Property Description

The ground floor presents a well-proportioned shop unit to the front, offering good visibility and a practical layout suitable for a range of commercial uses. To the rear of the building, with its own private entrance, is a generous area currently arranged with two rooms, a kitchen and a shower room. This space provides strong potential to function as a self-contained two-bedroom flat, adding further flexibility and value to the property.

The upper levels are accessed via a private entrance, leading to a spacious four-bedroom maisonette. The first floor includes a well-sized living room, a fitted kitchen/diner and a modern bathroom, all arranged to offer comfortable day-to-day living. The top floor features three bright and well-proportioned bedrooms, making the maisonette suitable for families or long-term tenants.

To the rear of the property, off-road parking is available for the building, providing convenient access for residents, staff or customers.

Overall, this substantial and adaptable property offers a rare combination of commercial and residential elements, making it ideal for those looking for a mixed-use investment, business premises with accommodation, or a development opportunity subject to any necessary consents.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Note

We have been unable to verify if building regulation certification or planning permission has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.

Agents Note

Part of the property is commercial and therefore subject to business rates.

The advertised EPC rating and Council Tax Band relates to the maisonette only. Please make all reasonable enquiries to satisfy yourself in regard to the whole property to ensure this meets with your property needs and financial arrangements.





Total floor area 168.3 m² (1,811 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.propertybox.io



To view this property please contact Connells on

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77 High Street
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EPC Rating: C Council Tax Band: B

view this property online connells.co.uk/Property/ASH408797

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: ASH408797 - 0002