



**Guide Price**  
**£250,000**

**Freehold**

3x  1x  1x 

**Mountfield Road, New  
Romney, Kent, TN28**

*Wards*  
Helping you move forwards



## Main features

- Convenient location between New Romney town and Littlestone seafront
- Roomy and flexible layout
- Modern kitchen/diner in which to relax or entertain
- Enclosed garden for al-fresco meals
- Utility room for added convenience and boarded loft area too

## Accommodation

### GROUND FLOOR

Lounge: 16'0 x 15'5 (4.88m x 4.70m)

Utility Room

Shower Room

Kitchen: 11'0 plus x 9'5 (3.36m x 2.87m) narrowing to 5'0 x 6'5 (1.53m x 1.96m)

### FIRST FLOOR

Landing

Bedroom 1: 15'2 x 9'8 (4.63m x 2.95m)

Bedroom 2: 11'5 x 9'7 (3.48m x 2.92m)

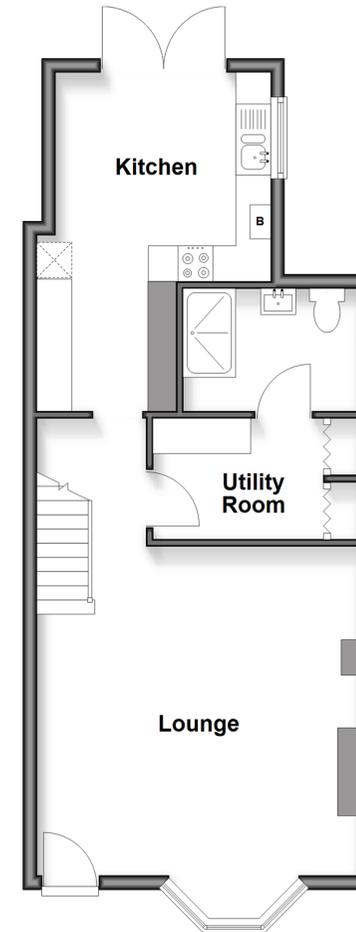
Bedroom 3: 8'2 x 8'0 (2.49m x 2.44m)

### OUTSIDE

Front & Rear Gardens

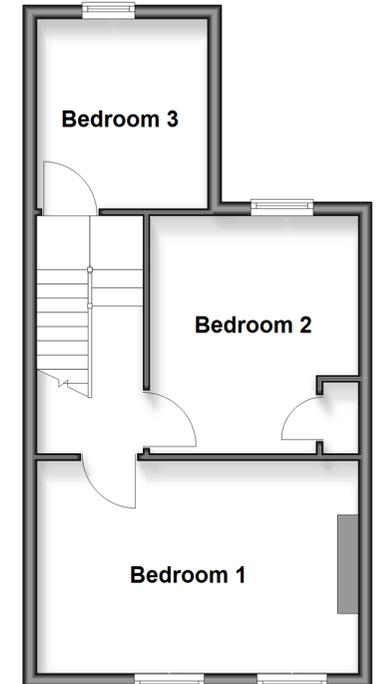
### Ground Floor

Approx. 47.9 sq. metres (515.4 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Call New Romney - 01797 363745 ■ [wardsokent.co.uk](http://wardsokent.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



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