

Warner *Gray*



Albany,  
Sussex Road, New Romney, Kent TN28 8DS

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**Guide Price £450,000**

**An exciting opportunity to purchase a most wonderful three-story Edwardian semi-detached property with three double bedrooms, south facing garden and parking in the centre of the historic town of New Romney, within easy reach of the coast and the other Cinque Port towns of Hythe, Tenterden and Rye.**

For lovers of Edwardian architecture, there is much to get excited about here.

This deceptively spacious period home has undergone extensive and sympathetic refurbishment by the current owner and now offers charming and beautifully presented accommodation throughout and many original and salvaged period features.

Not only has a great deal of thought been given to creating a stylish blend of modern living and period charm, but also to the layout and spacial design which has resulted in a flexible home that would suit any number of different purchasers.

This property also has off-street parking for two vehicles to the front and a lovely south facing landscaped garden with timber summer house to the rear.

It also benefits from being within walking distance of all the local facilities and is within the catchment area for the Folkestone Boys and Girls Grammar schools. Viewing is highly recommended

- Spacious three storey attached Edwardian townhouse
- Beautifully presented 3 double bedroom / 2 bath accommodation
- Charming fireplaces and period features throughout
- Large boarded attic with further potential (stpc)
- Good size south facing garden with summerhouse
- Driveway providing off road parking for two vehicles
- Walking distance of the town centre and local facilities
- Wide choice of good local schools including Grammars
- High speed rail link from Ashford (about 15 miles)

**SITUATION:** This property enjoys a quiet location just a stones throw from the centre of New Romney, which offers a good selection of independent stores and facilities. More comprehensive facilities can be found in the Cinque Port towns of Rye and Tenterden (approx. 11 and 14 miles distant) and the market towns of Hythe and Ashford (approx. 9 and 15 miles distant). A variety of educational opportunities exist at all levels and is also within the catchment for the Folkestone Grammars. Ashford International offers the high-speed service to London St Pancras ( about 37 minutes). The nearby distinctive and very beautiful coastline and Romney Marsh landscape offer many wonderful opportunities for walking, cycling and watersports and for the golfing enthusiasts, Littlestone Golf Club, a Championship Links course, is literally on the doorstep, as is the famous Romney, Hythe and Dymchurch Railway (RH&DR).

**103a High Street, Rye, East Sussex TN31 7JN  
01797 290050 email : [rye@warnergray.co.uk](mailto:rye@warnergray.co.uk)**

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A useful covered enclosed porch leads to the stunning original front door with sidelights, which in turn opens into a welcoming **ENTRANCE HALL** Stairs to first floor with large cupboard below. Beautiful, stripped floorboards are a feature throughout most of the house. Doors to **SITTING ROOM** 14'3 x 13'8. A spacious, elegant room with a large bay window to the front. The working Edwardian fireplace makes a lovely feature and cosy focal point. Stripped floorboards.

**DINING ROOM** 13'8 x 11'1. A door from the entrance hall leads into this lovely room which is at present set up as a dining room. It could, however, work equally well as a snug or family room, and there is certainly space for a study area if required. Open to the kitchen, this is a sociable place to eat and entertain. A beautiful original fireplace gives it a warm feel, as does the stripped floor and a built-in pine cupboard with display shelving above.

**KITCHEN** 12'8 x 8'10. The lovely modern 'mix and match' country style kitchen is well appointed with a range of white shaker style base units with woodblock work surfaces and slate grey painted wall mounted cupboards. A free-standing unit with a stainless steel top houses the two sinks and a large cupboard below. Space for a gas Range style cooker. Space for upright fridge / freezer and washing machine. Contemporary polished black tiled floor. Access to boarded loft space. Recently installed new Worcester gas combi boiler. A door and window connects this space with the conservatory.



**CONSERVATORY** 11'8 x 11'1. This lovely space at the end of the kitchen is the perfect place to sit and enjoy the garden beyond. It would also work just as well as a breakfast area or dining room. External door to decked patio.

**FIRST FLOOR LANDING** which gives access to the principal bedroom, family bathroom and separate shower room. Stairs to second floor with open storage below.

**BEDROOM 1** 14'7 x 13'8. A spacious and calming bedroom with large bay front window. Stripped floorboards and feature fireplace.

**BATHROOM** A traditional style completely in keeping with the period of the property. Comprises: free standing claw footed bath with handheld shower attachment; pedestal wash basin and low level WC. Heated towel rail. Exposed floorboards. Feature fireplace. One corner has been cleverly designed as a laundry area.

**SHOWER ROOM** This handy shower room comprises: corner shower; wash basin with storage and WC. Exposed floorboards.

**SECOND FLOOR** Stairs from the first floor landing lead to the second floor, where there are two good double bedrooms. Please note that there is some restricted head height to this floor. A pull down loft ladder gives access to the large boarded attic space above, which could provide further potential, subject to the necessary permissions.



**BEDROOM 2** 13'9 x 11'8. An attractive double bedroom benefiting from a large built in double wardrobe and a picture window to the rear giving glorious far-reaching views towards the coast.

**BEDROOM 3** 13'9 x 9'7. A pretty double bedroom with picture window to the front. Panelled wall with USB plug sockets.

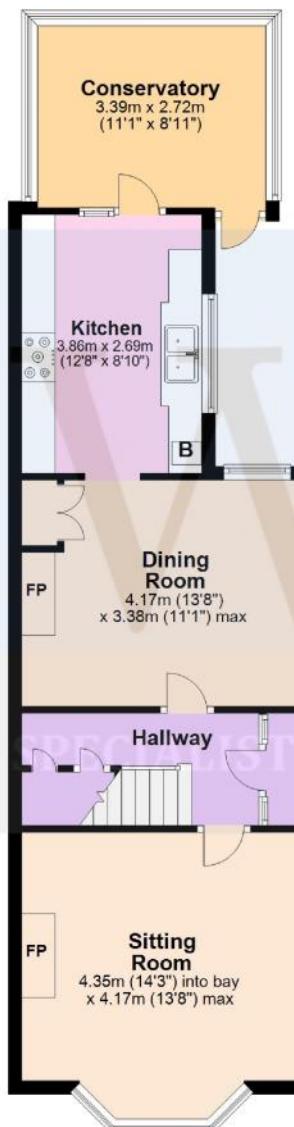
**ATTIC / LOFT SPACE** 13'9 x 11'11. A pull down ladder gives access to this useful loft space which has a light and is boarded. Due to the good head height, there is further possible potential for this space, subject to planning and building regulations requirements.

**OUTSIDE** To the front is a brick paved driveway providing parking for two vehicles. Double gates at the side take you through to a useful area where there is a timber shed and space for bin storage. A further gate takes you through to a good size south facing garden which is very well maintained. At the side of the house a decked terrace makes a sunny place to sit, and at the end of the garden is a landscaped patio area and timber summerhouse (10'0 x 8'0).

**SERVICES** Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Folkestone and Hythe  
**LOCATION FINDER** what3words: ///enrolling.veal.scoots

## Ground Floor

Approx. 57.9 sq. metres (623.1 sq. feet)



## First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



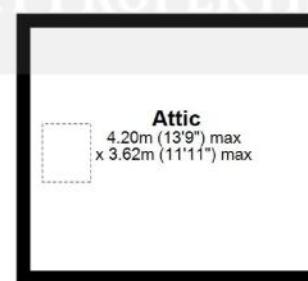
## Second Floor

Approx. 31.1 sq. metres (334.3 sq. feet)



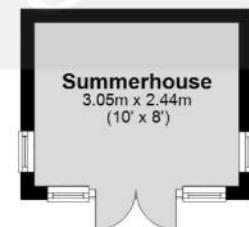
## Attic

Approx. 15.2 sq. metres (163.8 sq. feet)



## Outbuilding

Approx. 7.5 sq. metres (80.5 sq. feet)



Total area: approx. 149.4 sq. metres (1607.7 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.

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urements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the



