



## Newlands

St. Marys Bay TN29 0EY

- Double-Fronted Mid Terrace Home
  - Large Kitchen/Diner
- Utility Room & Downstairs WC
  - Fully Owned Solar Panels
- Off Road Parking For Two Cars
- Extended To Front & Rear
- Spacious Living Room With Log Burner
- Three Bedrooms & Modern Bathroom
  - Front & Rear Gardens
  - No Onward Chain

**Offers In Excess Of £300,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented double-fronted mid-terrace home enjoying countryside views to the rear and located within level walking distance of the seafront. The property has been extended to both the front and rear, the ground floor accommodation comprising a front porch, a spacious kitchen/diner with underfloor heating, a generous living room with underfloor heating and a log burner, a cloakroom and utility room, while upstairs are three bedrooms all having fitted wardrobes, and a modern family bathroom. The landing also boasts a feature oriel window and window seat from which to admire the view of the surrounding countryside. The property also boasts solar panels to the front and rear, and enjoys a good size rear garden backing on to open fields, and a brick block driveway for two cars to the front. Being sold with the added advantage of no onward chain, an early viewing comes highly recommended.

Located on a popular residential development near Littlestone Championship Golf Course and within walking distance of the beach and the village of St. Mary's Bay with its active village hall and small parade of shops. In the nearby Cinque Port town of New Romney, you will find a larger selection of independent shops and restaurants as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary and secondary schooling are available in New Romney; there is also a primary school in nearby Dymchurch.. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services available from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

#### **Ground Floor:**

##### **Front Porch 5'9 x 2'7**

With UPVC frosted double glazed front door, coat-hanging space, coved ceiling, tiled floor, underfloor heating control panel, internal UPVC frosted double glazed door opening to lobby.

##### **Lobby**

With stairs to first floor and fitted Stannah stairlift (included in sale but can be removed if not required), coved ceiling, tiled floor, wall light point, radiator, open doorway through to kitchen/diner.

##### **Kitchen/Diner 21'3 x 15'6 (max)**

With tiled floor and underfloor heating throughout, dining area with front aspect UPVC double glazed tilt & turn window looking onto garden, coved ceiling, radiator, feature Aga stove (not connected) set onto quarry tiled base and with mantel shelf over, built-in shelved store cupboard to side, fitted breakfast bar, range of wooden store cupboards, display cabinets and drawers, integrated fridge/freezer, integrated dishwasher and washing machine, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainer with mixer tap over, space for range-style cooker with Rangemaster extractor canopy over, cupboard housing consumer unit and electric meter, two underfloor heating control panels, understairs store cupboard, door opening to living room, rear aspect UPVC double glazed tilt & turn window with fitted blind and looking onto garden, UPVC frosted double glazed door opening to rear lobby.

##### **Utility Room 7'8 x 6'9**

With rear aspect UPVC double glazed window looking onto garden, fitted rolltop worktops with tiled splashbacks, matching fitted store cupboards, space for undercounter fridge or freezer, space for tumble dryer, tiled floor.

### Inner Hallway

With UPVC frosted double glazed back door opening to patio and garden, tiled floor, open doorway through to utility room, bi-fold door to cloakroom.

### Cloakroom

With tiled floor and WC.

### Living Room 21'3 x 12'5 (max)

With front aspect UPVC double glazed tilt & turn window, rear aspect UPVC double glazed French doors opening to patio and garden, recessed cast iron log-burning stove set onto tiled hearth with mantel shelf over, tiled floor with underfloor heating and control panel, coved ceiling, two ceiling roses, two radiators.

### First Floor:

#### Landing

With feature oriel window with UPVC double glazed windows looking onto garden and enjoying a countryside view, fitted window seat, built-in airing cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, fitted shelving and solar panel inverter, loft hatch with fitted loft ladder, coved ceiling, radiator.

#### Bedroom 12'7 x 10'6

With front aspect UPVC double glazed tilt & turn window looking onto green, large recessed double wardrobe (5'4 x 3'1) with hanging rail and fitted shelves, coved ceiling, radiator.

#### Bedroom 12'2 x 10'6 (max)

With front aspect UPVC double glazed tilt & turn window looking onto green, fitted triple wardrobe to one wall with wood effect sliding doors, coved ceiling, radiator.

#### Bedroom 8'11 x 7'4

With rear aspect UPVC double glazed tilt & turn window looking

onto garden and enjoying a countryside view, recessed store cupboard, fitted wardrobe with bi-fold door and store cupboard over, coved ceiling, radiator.

### Bathroom 9'2 (max) x 5'2

With UPVC frosted double glazed window, panelled 'Jacuzzi' style bath with mixer tap, wall-mounted shower attachment and folding shower screen, combination downlighter/extractor fan over, wash hand basin with mixer tap over and shelf to side, store cabinets under and WC with concealed cistern, shaver point, part-tiled walls, tiled floor, recessed downlighters, chrome effect heated towel rail.

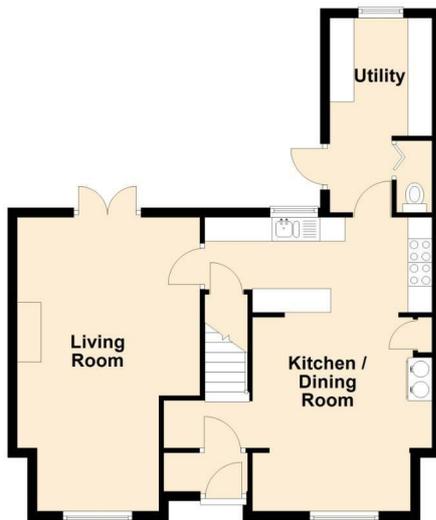
### Outside:

To the front of the property is a brick block paved driveway with off-road parking space for two cars, There is a lawn to one side and hedging to the borders as well as a bin store area to the front and an outdoor tap by the arched front entrance with a light over. The rear garden is a good size and laid mostly to lawn, with trees, shrub and rose borders, a log store, water butts, a garden shed and a paved patio with an outdoor tap and two wall lights. The garden backs onto open fields.





**Ground Floor**  
 Approx. 60.4 sq. metres (650.1 sq. feet)



**First Floor**  
 Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 103.2 sq. metres (1111.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>89</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 	

**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.