



**HUNTERS**<sup>®</sup>

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# The Fairway, Littlestone

Asking Price £425,000



Set in the popular coastal area of Littlestone, this attractive three-bedroom detached bungalow offers a wonderful blend of comfort, space, and practicality ideal for downsizers or those seeking a peaceful seaside lifestyle.

The property presents a welcoming frontage with a well-maintained lawn, mature planting, and a private driveway leading to an integral garage, providing ample off-road parking. Inside, the bungalow is thoughtfully laid out with a bright and spacious living room, a well-appointed kitchen, and three generously sized bedrooms with the master bedroom benefiting from fitted wardrobes and, all designed for easy single-level living.

A standout feature is the conservatory, which creates a light-filled additional living space overlooking the garden perfect for relaxing, dining, or enjoying the changing seasons throughout the year.

Externally, the rear garden offers a south facing private and manageable outdoor space, ideal for entertaining or quiet enjoyment. The property also benefits from its quiet residential setting while remaining conveniently close to local amenities, transport links, and the seafront.

This charming bungalow combines practicality with coastal appeal, making it a fantastic opportunity in a sought-after location.

Littlestone is a quiet coastal settlement in Kent, located on the edge of the Romney Marsh and adjoining the town of New Romney. It is best known for its long, flat sandy beach, which stretches for miles along the English Channel and offers wide open views of the sea and sky. The area has a calm, understated atmosphere, making it popular with walkers, retirees, and visitors looking to avoid the crowds of busier seaside resorts.

One of Littlestone's defining features is its historic golf course, Littlestone Golf Club, which has contributed to the area's identity as a traditional English seaside destination. The architecture in the area reflects this heritage, with a mix of early 20th-century houses, bungalows, and holiday homes lining quiet streets near the coast.

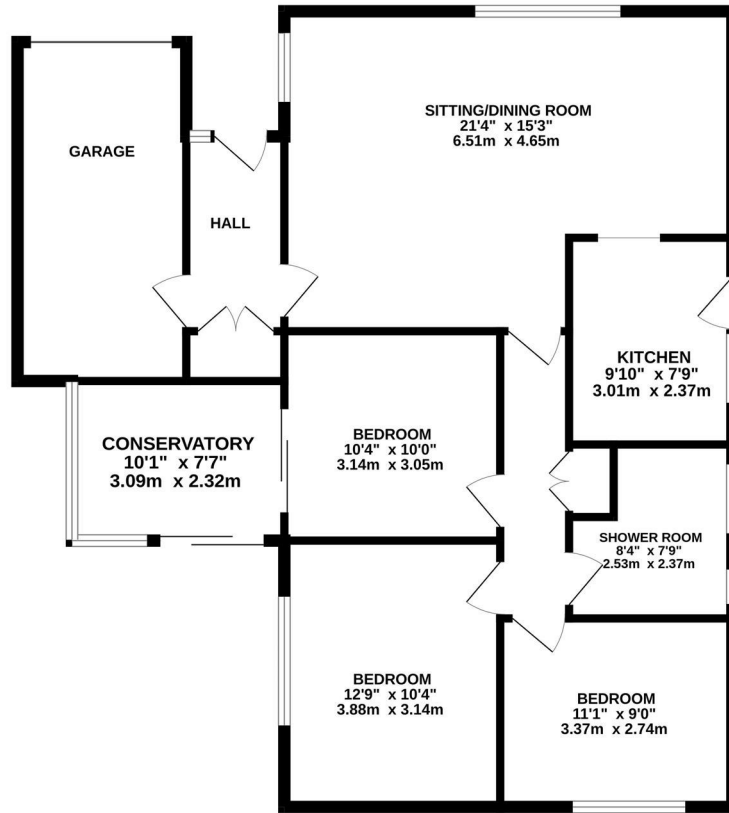
The surrounding Romney Marsh landscape adds to Littlestone's character. This low-lying, windswept environment is known for its big skies, grazing land, and sense of isolation. Together with the steady rhythm of the sea, it creates a peaceful, almost timeless setting. While Littlestone has limited commercial development, its simplicity and natural beauty are precisely what make it appealing to visitors seeking tranquility.

- THREE BEDROOM DETACHED BUNGALOW
  - MODERN FITTED KITCHEN
- CONSERVATORY OVERLOOKING GARDEN
  - MODERN SHOWER ROOM
  - DRIVEWAY AND SINGLE GARAGE
  - SOUTH FACING REAR GARDEN
  - SOUGHT AFTER LOCATION
- WITHIN EASY ACCESS TO THE BEACH
  - CLOSE TO LOCAL AMENITIES
- DOUBLE GLAZED & GAS CENTRAL HEATING

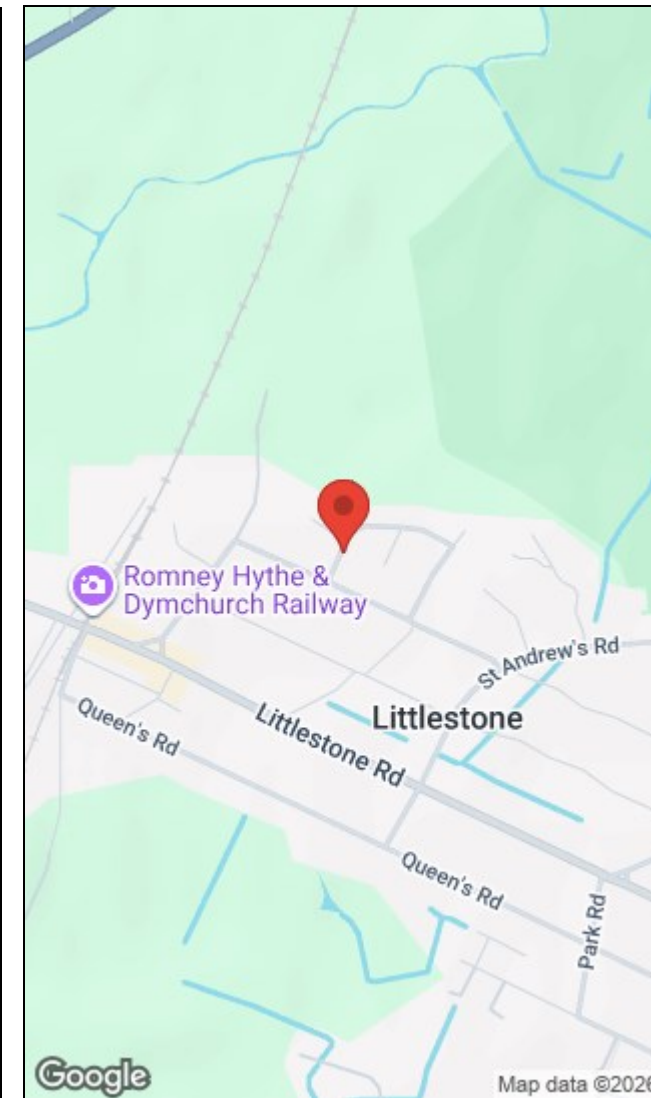








TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		68	76
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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