



MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



1 Boleyn Close, New Romney, TN28 8PG

Asking Price £370,000

No Onward Chain

Located within Phase 3 of the highly desirable Pentland Homes development in New Romney, Kent, this exceptional three-bedroom Semi-detached family home, built in 2023, offers stylish and contemporary living throughout. Conveniently positioned within walking distance of the town centre and just a short drive from the popular Dymchurch seafront, the property perfectly combines modern comfort with coastal convenience.

The heart of the home is the impressive open-plan kitchen, dining room, creating a wonderful space for both everyday family life and entertaining guests. Flooded with natural light, this versatile living area features double doors opening onto a generous rear garden, ideal for outdoor dining and relaxation during the warmer months.

The ground floor further benefits from a spacious and inviting lounge, providing the perfect retreat, along with a conveniently located cloakroom/WC.

To the first floor, the superb principal bedroom boasts fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms, including a generous king-sized bedroom and a versatile third bedroom which could equally serve as a guest room, nursery, or home office. A modern family bathroom completes the accommodation.

Property offers two private allocated covered parking spaces. With multiple visitor spaces available for guest within the development.

Finished to a high standard throughout and still benefiting from its nearly new condition, this attractive home presents an excellent opportunity for families, professionals, and those seeking a modern property in a well-connected coastal location.

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Living Room

18'2" x 11'4" (5.54m x 3.46m)

Downstairs W/C

Kitchen / Dining Room

18'2" x 12'4" (5.54m x 3.76m)

Bedroom 1

12'3" x 10'4" (3.74m x 3.16m)

En-suite shower

Bedroom 2

12'5" x 9'8" (3.79m x 2.95m)

Main family Bathroom

Bedroom 3

8'8" x 8'0" (2.66m x 2.46m)



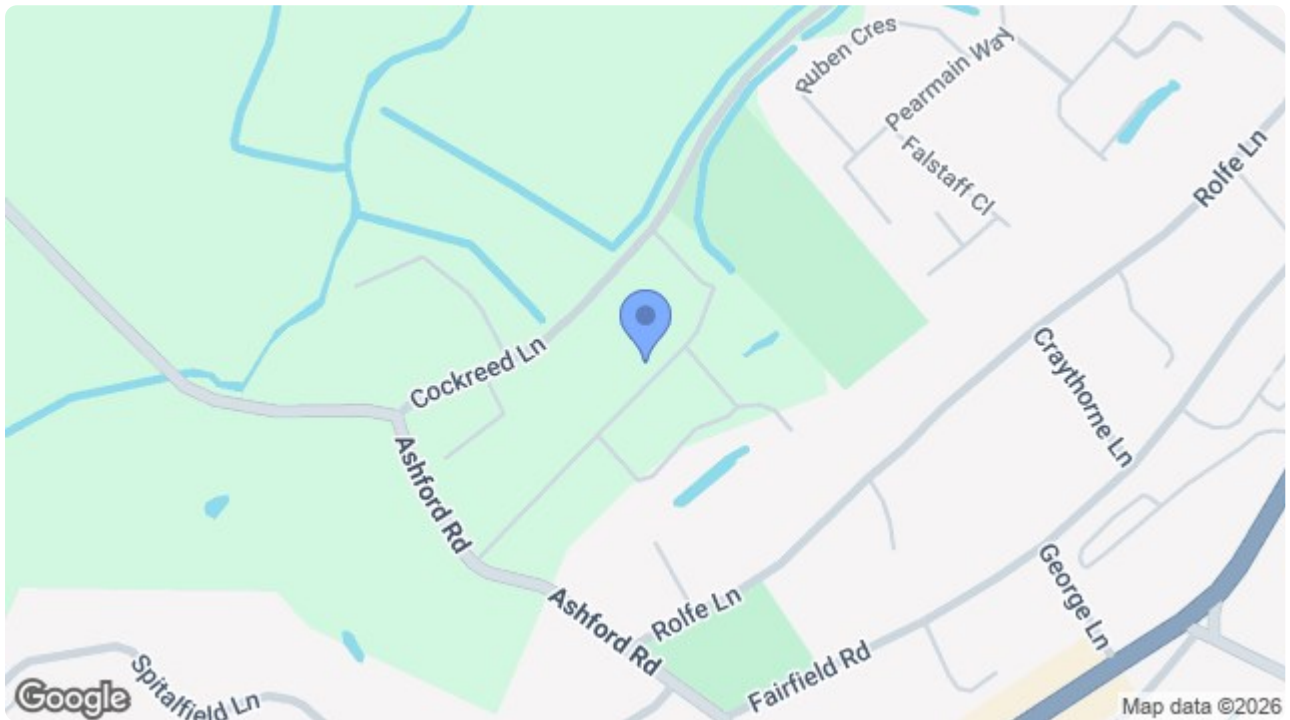
GROUND FLOOR

KITCHEN/ DINING	5.54m x 3.76m / 18'2" x 12'4"
LIVING ROOM	5.54m x 3.46m / 18'2" x 11'4"



FIRST FLOOR

BEDROOM 1	3.74m x 3.16m / 12'3" x 10'4"
BEDROOM 2	3.79m x 2.95m / 12'5" x 9'8"
BEDROOM 3	2.66m x 2.46m / 8'8" x 8'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

69 HIGH STREET, ASHFORD, KENT TN24 8SF

Tel: 01233 610444 www.martinsstates.co.uk email: sales@martinsstates.co.uk



Martins Estates Property Management Ltd
 Registered in England and Wales No. 10031401
 Registered office: 69 High Street, Ashford, Kent, TN24 8SF
 Martins Wilkins T/A Martins Estates Sales and Lettings