



Mulberry View, Coast Road, Littlestone, New Romney, Kent. TN28 8QU

Guide Price £699,995



- Detached House
- Three bedrooms
- Located on Littlestone's seafront
- Integral garage
- Rear garden

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in an enviable location on Littlestone's seafront with its extensive beaches and green; two golf courses, one of which is a Championship Standard and holds Open Qualifying, are also within easy walking distance. The nearby Cinque Ports town of New Romney offers a good selection of independent shops, together with a Sainsburys supermarket, and a wide variety of restaurants and coffee shops; primary and secondary schooling is also available in the local area. The famous Romney, Hythe & Dymchurch light railway has a station here with services running from Dungeness to Hythe, itself a Cinque Ports town offering a wider range of shopping facilities and a Waitrose store. The medieval coastal town of Rye is also within half an hours drive. High speed rail services to London are available from Ashford International railway station approximately twenty-five minutes away by car, providing fast services to St Pancras station in only thirty six minutes. Ashford also provides access to junctions 9 and 10 of the M20 motorway, giving easy access to Maidstone and London, while the Channel Tunnel terminal at junction 11A offers direct rail links to mainland Europe.

A beautiful presented three bedroom detached house located on Littlestone's seafront enjoying breathtaking views to sea. The property comprises of an entrance hall, bedroom with wet room, cloakroom & integral garage with the ground floor with two further double bedrooms & an open plan living room kitchen enjoying stunning views to sea on the first floor. The property benefits from a well landscaped rear garden as well as the added benefit of parking for two cars & a garage. An early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with tiled flooring, radiator, under stairs cupboard

CLOAKROOM

with tiled flooring, WC, hand basin with mixer taps over, localised tiling, UPVC double glazed frosted window, heated towel radiator

INTEGRAL GARAGE

with electric up and over door, power, lighting, cabinets with laminate worktops over, space and plumbing for washing machine, space for tumble dryer, one bowl stainless steel sink, wall mounted gas fired boiler, UPVC double glazed window to side, RCD fusebox

BEDROOM 1

with tiled flooring, UPVC double glazed windows overlooking rear garden, two radiators, UPVC double glazed sliding doors to rear garden

WET ROOM

with tiled floor, WC, hand basin with mixer tap over, riser rail shower, towel radiator

FIRST FLOOR

LANDING

with loft hatch, radiator, airing cupboard with shelving

BEDROOM 2

with radiator, UPVC double glazed window overlooking rear garden

BEDROOM 3

with radiator, UPVC double glazed window overlooking rear garden

BATHROOM

with tiled flooring, WC, hand basin with mixer tap over & storage cupboard under, panelled white bath with mixer taps over and separate hand shower attachment, stainless steel towel radiator, UPVC double glazed frosted windows

OPEN PLAN LIVING/KITCHEN AREA

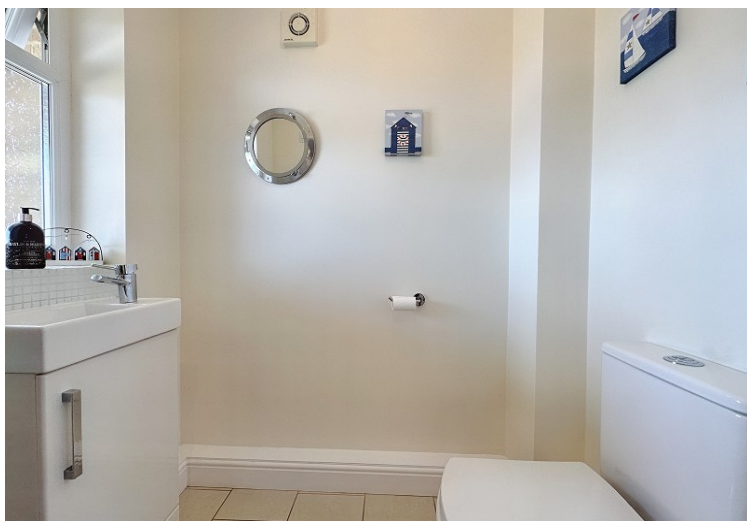
comprising of

LIVING AREA

with radiator, UPVC double glazed sliding doors with stunning views to sea and opening onto balcony

KITCHEN AREA

with tiled flooring, a selection of high & low level kitchen cabinets, five ring gas hob with extractor fan over, one and a half bowl stainless steel sink with mixer tap over, integrated Bosch dishwasher, stone effect laminate worktops, localised tiling, integrated Bosch microwave, integrated Bosch fan assisted oven, integrated tall fridge freezer, UPVC double glazed sliding doors with stunning views to sea and opening onto balcony, radiator



BALCONY

with wood decking, glass frame balcony with stainless steel balustrades enjoying stunning views to sea

OUTSIDE

The property enjoys a well landscaped rear garden which has a patio seating area with the rest being mainly laid to lawn with a selection of borders with mature planting, side access is available via both sides of the house leading to the front which has a driveway with parking for two cars.

Tenure - Freehold

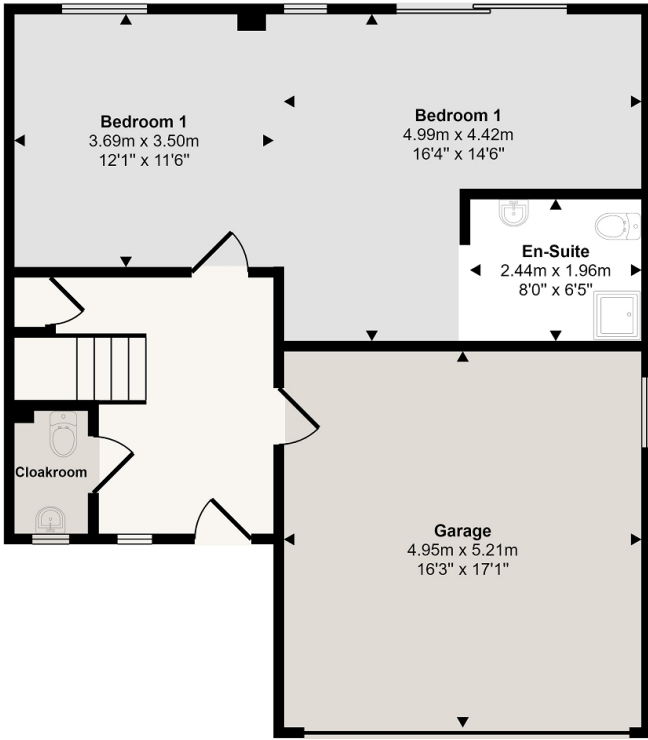
Council tax - Band E

Local Authority - Folkestone & Hythe District Council

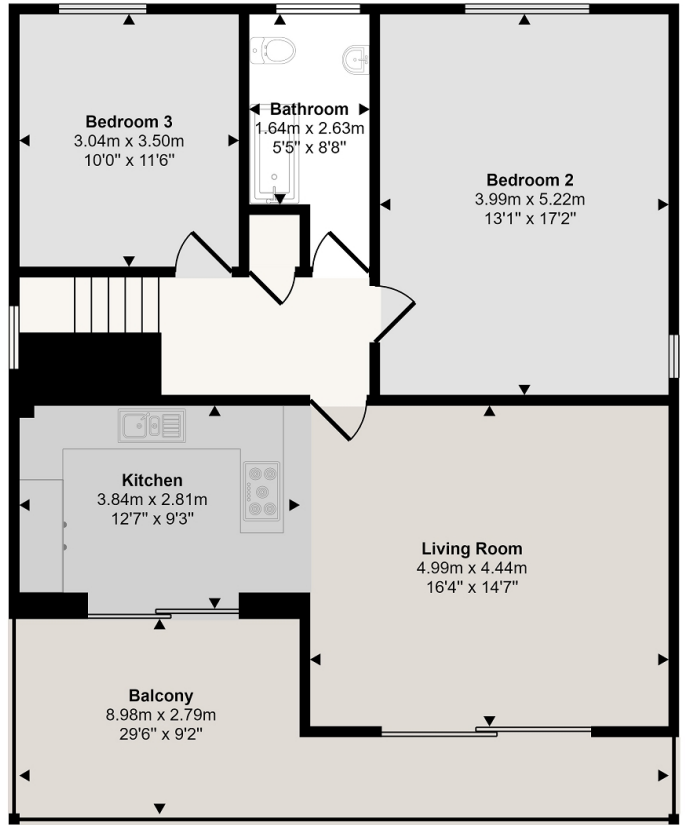




Approx Gross Internal Area
158 sq m / 1704 sq ft



Ground Floor
Approx 76 sq m / 823 sq ft



First Floor
Approx 82 sq m / 881 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales 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 their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.