

Prior Road

Greatstone New Romney TN28 8SB

- Deceptively Spacious Family Home
- Four Bedrooms - Two On Each Floor
- Shower Room To Ground Floor
- Family Bathroom To First Floor
- Modern Fitted Kitchen
- Large Dining/Family Room
- Separate Living Room
- Front & Rear Gardens
- Off Road Parking
- Close To Seafront & Nature Reserve

Guide Price £300,000-£325,000 Freehold













GUIDE PRICE £300,000 - £325,000
Mapps Estates are delighted to bring to the market this well presented and deceptively spacious four bedroom family home located within walking distance of the seafront and nature reserve. The well-proportioned and versatile accommodation comprises an entrance porch and reception hall, a spacious living room, a modern fitted kitchen, a large dining/family room, a modern shower room and two bedrooms to the ground floor, with two further bedrooms and a family bathroom to the first floor. The property enjoys front and rear gardens as well as off-road parking for two cars. An early viewing comes highly recommended.

Located in a popular residential road in Greatstone and within walking distance of the seafront and nature reserve. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. 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 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 nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance Porch 6'2 x 3'9
With outdoor wall lights, composite front door with inset frosted double glazed panels, front and side aspect UPVC double glazed windows, wall-mounted Worcester Bosch 'Greenstar' gas-fired boiler (installed December 2025), recessed store cupboard housing gas and electric meters and consumer unit, heating control panel, wood effect laminate flooring, frosted glazed panel door opening to reception hall.

Reception Hall
With coved ceiling, wood effect laminate flooring, laundry cupboard with space and plumbing for washing machine and fitted shelf over with space for tumble dryer, radiator, archway through to kitchen.

Kitchen/Breakfast Room 13' x 10'2
With a generous range of grey gloss finish store cupboards and drawers, square edged worktops with concealed lighting over, breakfast bar, inset resin sink/drainer with mixer tap over, space for American style fridge/freezer, space for range cooker with tiled splashback and extractor canopy over, space and plumbing for dishwasher, fitted shelves, vertical radiator, recessed downlighters, wood effect LVT flooring, archway opening through to dining/family room.

Dining/Family Room 15'5 x 7'9
With large rear aspect UPVC double glazed windows and sliding door opening to patio and rear garden, recessed downlighters and fitted ceiling speakers, wood effect LVT flooring, two radiators.

Living Room 16'1 x 13'9
With front aspect UPVC double glazed window looking onto garden, feature fireplace, understairs storage space, coved ceiling, three wall lights, two radiators, door to stairs to first floor.

Bedroom 10'6 x 7'10
With front aspect UPVC double glazed window with fitted shutters, radiator.









Bedroom 10'7 x 9'5
With rear aspect UPVC double glazed window looking onto garden, recessed built-in double wardrobe, wood effect laminate flooring, radiator.

Shower Room
With large shower cubicle with rainfall shower, separate shower attachment and sliding screen, wash hand basin with mixer tap over and store cabinet under, WC with concealed cistern and shelf over, chrome effect heated towel rail, recessed downlighters, aquaboard panelling to some walls.

First Floor:

Landing
Stairs to first floor with side aspect UPVC double glazed window to ground floor level, first floor landing with side aspect UPVC double glazed window and view onto nature reserve, loft hatch with fitted loft ladder, built-in linen cupboard, radiator.

Bedroom 12'11 x 10'2
With front aspect UPVC double glazed window with view of nature reserve, recessed fitted wardrobes with bi-fold doors, coved ceiling, eaves access, radiator.

Bedroom 11'1 x 9'7 (max)
With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Family Bathroom 8'4 x 7'11
With UPVC frosted double glazed window, panelled bath with mixer tap, splashback and wall-mounted shower attachment over, wash hand basin with mixer tap, splashback and mirror over and store cabinet under, WC, extractor fan, recessed downlighters, fitted store cupboard, tile effect vinyl flooring, chrome effect heated towel rail.

Outside:
To the front of the property is a lawned garden, bordered by hedging on both sides, and a



concrete driveway with off-road parking space for two cars. The rear garden has been laid mostly to lawn, with a paved patio area, an outside tap and double power points. A back gate opens to an access road to the rear. There is also a large timber outbuilding, measuring 10'3 x 9' internally, with power and light, windows and double doors.

Agent's Note:
Please be advised, this property is not connected to mains drainage.



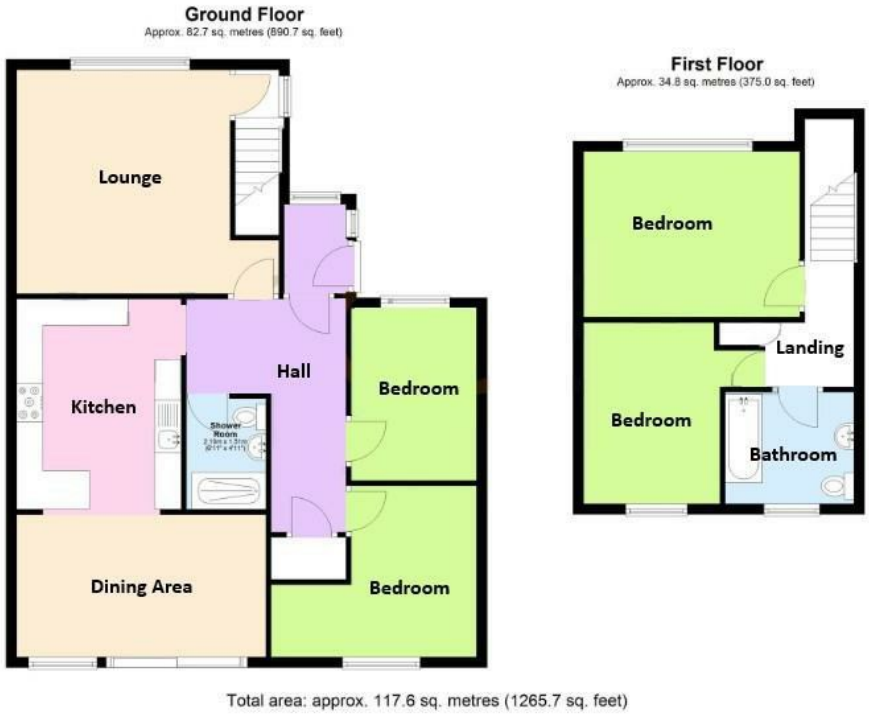




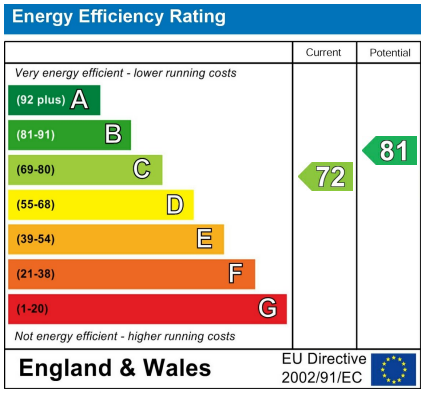








Total area: approx. 117.6 sq. metres (1265.7 sq. feet)



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C

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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.