Sussex Road

New Romney TN28 8ED

- Attractive Period Home
- Accommodation Over Three Floors
- High Quality Finish Throughout
- Large Dining Room
- Rear Garden & Modern Garden Room
- Semi-Detached
- Three Double Bedrooms
- Living Room & Log Burner
- Kitchen, Utility & Cloakroom
- Off Road Parking For Two Cars

Guide Price £325,000 - £335,000 Freehold

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Mapps Estates are delighted to bring to the market this immaculately presented three bedroom semi-detached period family home having been extensively refurbished by the current owners in recent years to a very high standard throughout. The accommodation is arranged over three floors, comprising an entrance hall, living room with cast iron log burner, a spacious dining room, a modern fitted kitchen, separate utility room and a cloakroom to the ground floor, two double bedrooms and a well-appointed family bathroom to the first floor, and a further double bedroom to the top floor with an impressive walk-in wardrobe. There is also a rear garden boasting a modern insulated garden room which could make an ideal home office if required, and two off-road parking spaces to the front. Conveniently located within walking distance of the high street and local schools, an early viewing comes highly recommended.

Located in the historic Cinque Port town of New Romney and within level walking distance of the town centre, offering a selection of independent shops and restaurants together with a Sainsbury's store, doctors' surgeries and dentists. Primary and secondary schooling are located close by, with Littlestone championship golf course and beach also only a short drive away; the popular Romney, Hythe & Dymchurch light railway also has a station in the town. The ever-expanding 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 services to London St. Pancras in under 40 minutes. Access to the M20 Motorway is via Ashford or Hythe, the motorway also giving easy access to the Channel Tunnel Terminal and Port of Dover.

Ground Floor:

Side Entrance
With composite entrance door with inset frosted leaded double glazed panels, opening to entrance hall.

Entrance Hall 6'3 x 5'
With stairs to first floor, fitted shelf, coved ceiling, recessed downlighters, wood effect LVT flooring, radiator, open doorways to living and dining rooms.

Living Room 13'4 (max) x 12'2
With front aspect bay with UPVC double glazed windows, exposed brick effect fireplace with oak mantel over and cast iron multi-fuel burner set onto York stone hearth, fitted store cupboard to chimney breast recess housing home security system, coved ceiling, recessed downlighters, wood effect LVT flooring, radiator.

Dining Room 13'6 (max) x 12'2
With side aspect UPVC double glazed window, fitted shelved store cupboard to chimney breast recess, understairs store cupboard with fitted shelving and light, coved ceiling, recessed downlighters, wood effect LVT flooring, radiator, open doorway to kitchen.

Kitchen 11'11 x 7'7 (max points)
With side aspect UPVC double glazed window, rear aspect UPVC double glazed window and door to utility room, modern fitted kitchen comprising a range of grey gloss finish store cupboards and drawers, wood effect square edged worktops and upstands with tiled splashbacks over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, Neff four ring ceramic electric hob with extractor canopy over, fitted high level Neff double electric oven, space for fridge/freezer, integral wine rack, recessed downlighters, cupboard housing electric meter and consumer unit, tiled floor, radiator.

Utility Room 11'5 x 4'2
With rear aspect UPVC double glazed French doors to garden, roof lantern, wood effect worktop with space and plumbing under for washing machine and tumble dryer, recessed downlighters, tiled floor, coved ceiling, radiator, door to cloakroom.

Cloakroom
With UPVC frosted double glazed window, WC, tiled floor, coved ceiling, recessed downlighter, radiator.

First Floor:

Landing
With stairs to top floor, understairs store cupboard, coved ceiling, recessed downlighters.

Bedroom 13'6 x 12'2
With front aspect bay with UPVC double glazed windows, feature fireplace, fitted shelves to recess, walk-in store cupboard housing wall-mounted gas-fired Worcester Bosch combination boiler, fitted shelves and hanging rail, coved ceiling, radiator.

Bedroom 12'5 x 10'4
With side aspect UPVC double glazed window, rear aspect Velux window with fitted blind, feature fireplace, recessed downlighters, radiator.

Bathroom 8'8 (max) x 6'9
With UPVC frosted double glazed window, shower bath with mixer tap, shower and wraparound curved shower screen over, pedestal wash hand basin with mixer tap over, WC, wall-mounted mirrored cabinet, extractor fan, fully tiled walls and floor, recessed downlighters, coved ceiling, chrome effect heated towel rail.

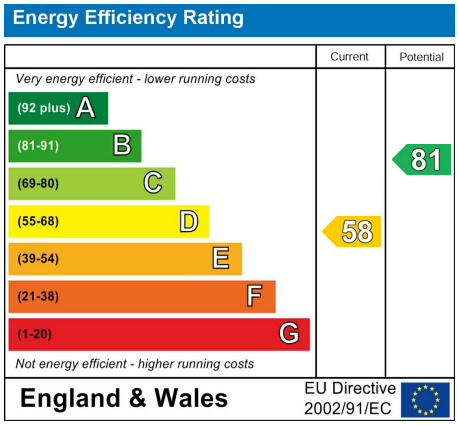
Top Floor:

Bedroom 12'5 x 11'3
With rear aspect Velux window with fitted blind, side aspect UPVC double glazed window, doors to walk-in wardrobe with hanging rails, fitted shelves, power and light, recessed downlighters, radiator.

Outside:
To the front of the property is a brick block paved driveway providing two off-road parking spaces. A side path leads to the side entrance to the property, with a side gate opening to the rear. The rear garden enjoys outside lighting, power points and a tap. There is a paved patio and raised planter, with the remainder of the garden laid to lawn; a central paved pathway leads to the garden outbuilding.

Garden Room 14'4 x 16'10 Approx.
A bespoke contemporary garden outbuilding comprising a spacious garden room (14'4 x 13') with wood effect laminate flooring, recessed downlighters, media wall with space for TV, fitted shelves and store cupboards, bar area, two wall mounted electric heaters, and double doors opening to a storeroom (14'6 x 3'10) with fitted shelving, power and light. The building also has outside lighting and its own paved terrace.

Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating D



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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.