



## The Parade

### Greatstone New Romney TN28 8RT

- Substantial Contemporary Design Family Home
  - Redeveloped 2025/2026
  - Large Home Office/Bedroom Six
- Luxury 'Wren' Kitchen & Utility Room
  - Low Maintenance Rear Garden
- Seafront Location With Stunning Views
  - Five Double Bedrooms
- Impressive Open Plan Living Space
  - Two En Suites & Family Bathroom
  - Large In & Out Driveway

**Guide Price £750,000 Freehold**





\*\*\*GUIDE PRICE £750,000 - £800,000\*\*\*

Mapps Estates are delighted to bring to the market this impressive contemporary design detached family home boasting direct sea views. The property has recently been completely transformed into this substantial five/six bedroom residence. The accommodation has been arranged with the bedrooms to the ground floor, so that the stunning open plan living space to the first floor can fully benefit from the panoramic sea view. The ground floor boasts a stunning reception hall with a feature central staircase, five double bedrooms with walk-in wardrobes, two luxury en suite shower rooms and a family bathroom; the staircase opens directly into the vast open plan living room on the first floor with a stylish Wren kitchen, a matching utility room, cloakroom and home office completing the generous accommodation on offer. The property also boasts a large brick block paved 'in & out' driveway with ample off-road parking space, and a low-maintenance rear garden. An early viewing is strongly recommended to fully appreciate everything this unique family home has to offer.

Located directly on the seafront, adjacent to the dunes and enjoying panoramic sea views. 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, the popular Pilot pub and restaurant and the famous 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, with Rye town and harbour to the west.

#### **Ground Floor:**

##### **Front Entrance**

With feature outdoor lighting, composite front door with full length double glazed windows to sides, opening to reception hall.

### Reception Hall 31'11 x 20'8 (max points)

An impressive reception hall with a feature central staircase with glazed panel balustrades leading to the first floor open plan living space, wood effect herringbone style LVT flooring, built-in cloaks cupboard with fitted shelving and boot bench/storage, recessed downlighters, two contemporary design radiators, consumer unit and electric meter, UPVC frosted double glazed back door.

### Bedroom 12'6 x 10'1

With front aspect UPVC double glazed window with sea view, large walk-in wardrobe with fitted shelving and hanging rails, recessed downlighters, radiator, door to en suite shower room.

### En Suite Shower Room 6'5 x 4'5

With marble effect tiled walls and floor, shower cubicle with sliding screen, rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and drawer under, fitted mirror with inset lighting, WC with concealed cistern and shelf over, extractor fan, recessed downlighters, heated towel rail.

### Bedroom 13'6 (max) x 10'2

With rear aspect UPVC double glazed window looking onto garden, recessed downlighters, radiator, door to walk-in wardrobe with fitted shelves and hanging rails, recessed downlighters and door to en suite shower room.

### En Suite Shower Room 6'11 x 4'4

With marble effect tiled walls and floor, shower cubicle with sliding screen, rainfall shower and separate hand-held shower attachment, wash hand basin with mixer tap over and drawer under, fitted mirror with inset lighting, WC with concealed cistern and shelf over, extractor fan, recessed downlighters, heated towel rail.

### Bedroom 13'11 (max) x 10'9

With rear aspect UPVC double glazed window looking onto garden, large fitted wardrobe, recessed downlighters, radiator.

### Bedroom 13'4 (max) x 10'2

With rear aspect UPVC double glazed window looking onto garden, walk-in wardrobe with hanging rails and fitted shelving, recessed downlighters, radiator.



### **Bedroom 11'3 x 10'1**

With front aspect UPVC double glazed window with sea view, walk-in wardrobe with fitted shelving and hanging rail, recessed downlighters, radiator.

### **Family Bathroom 8'7 x 5'6**

With two frosted double glazed windows, marble effect tiled walls and floor, shower bath with mixer tap, rainfall shower, separate hand-held shower attachment and shower screen over, wash hand basin with mixer tap over and drawer under, fitted mirror with inset lighting, corner WC, extractor fan, recessed downlighters, heated towel rail.

### **First Floor:**

### **Open Plan Living Space 45'10 x 24'8 (max points)**

An impressive open plan living space laid to wood effect herringbone style LVT flooring throughout, with a large front aspect UPVC double glazed window and sliding door opening to a Juliet balcony boasting a panoramic sea view, front aspect UPVC double glazed window with sea view, recessed downlighters, two radiators, doors to utility room and home office/bedroom six, luxury fitted Wren

kitchen with a rear aspect UPVC double glazed window with views of Dungeness Reserve.

### **Kitchen**

A high quality Wren kitchen comprising a generous range of grey matt finish store cupboards and drawers, fitted quartz worktops, inset one and a half bowl stainless steel sink with mixer tap over, integrated CDA larder fridge and Beko larder freezer, high level twin AEG electric ovens, matching island unit with quartz worktop and wraparound breakfast bar, inset five ring gas hob with ceiling-mounted recessed extractor fan over and additional store cupboards and drawers under.

### **Home Office 17'7 x 8'4**

A useful extra reception room, currently used as a children's play room but which could also serve as a home office or additional bedroom if required, with front aspect UPVC double glazed window with sea view, loft hatch, recessed downlighters, wood effect Herringbone style LVT flooring, radiator.

### **Utility Room 14'2 x 8'4**

With rear aspect UPVC double glazed window with views of Dungeness Reserve, fitted square edge



worktop with matching upstand, inset stainless steel sink/drainer with mixer tap over, integrated Bosch dishwasher, space and plumbing for washing machine and tumble dryer, extractor fan, range of grey matt finish store cupboards, recessed downlighters, large store cupboard housing wall-mounted gas-fired combination boiler, wood effect herringbone style LVT flooring, radiator, door to cloakroom.

#### **Cloakroom 8'4 x 4'**

With WC with concealed cistern and wooden shelf over, wash hand basin with mixer tap over and drawer under, recessed downlighters, extractor fan, wood effect herringbone style LVT flooring, heated towel rail.

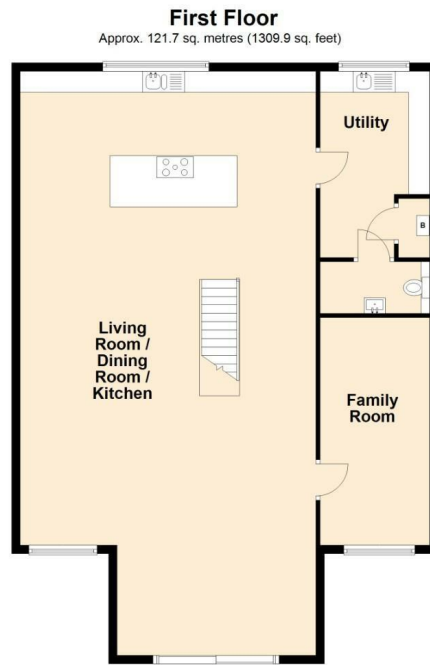
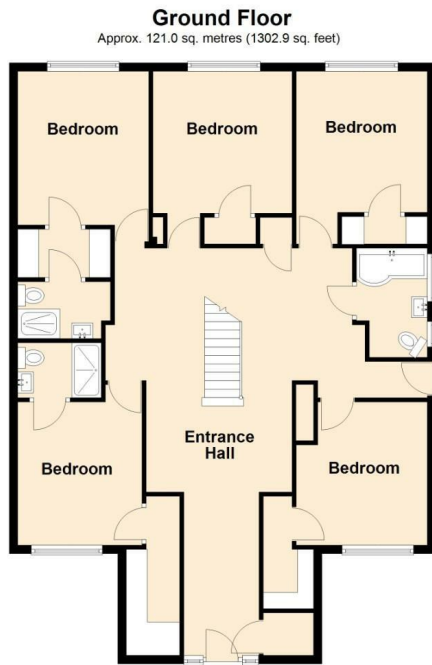
#### **Outside:**

To the front of the property is a large brick block paved 'in & out' driveway providing ample off-road parking space; contemporary outdoor lighting is automatically controlled via a photosensitive sensor. There is also an outside tap and a double power point. A side gate opens to a pathway leading through to the low maintenance rear garden which is laid to block paving.

#### **Agent's Note:**

Please be advised this property is not currently connected to mains drainage.





Total area: approx. 242.7 sq. metres (2612.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
 http://www.mappsestates.co.uk

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.