



**Guide Price**  
**£500,000**

**Freehold**

6x  2x  1x 

**Dunes Road, Greatstone,  
Kent, TN28**

**Wards**  
**FOR SALE**  
0800 085 3782

**OVER 60?**

Secure this property  
for up to **59% less!**

**Wards**  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'6 x 10'5 (6.56m x 3.18m)

Dining Area: 14'0 x 8'8 (4.27m x 2.64m)

Kitchen: 17'6 x 10'7 (5.34m x 3.23m)

Inner Hall

Bedroom 4: 13'9 x 7'9 (4.19m x 2.36m)

Dressing Room: 8'5 x 8'5 (2.57m x 2.57m)

Bedroom 5: 10'8 x 9'8 (3.25m x 2.95m)

Bedroom 6 (Used as a Study): 9'1 x 6'5 (2.77m x 1.96m)

Shower Room

### First Floor

Approx. 65.3 sq. metres (703.1 sq. feet)

### FIRST FLOOR

Landing

Bedroom 1: 22'0 x 11'6 (6.71m x 3.51m)

Bedroom 2: 22'2 (6.76m) x 11'6 (3.51m)  
narrowing to 8'6 (2.59m)

Bedroom 3: 10'3 x 8'10 (3.13m x 2.69m)

Bathroom

### OUTSIDE

Off Road Parking

Car Port

Front & Rear Gardens

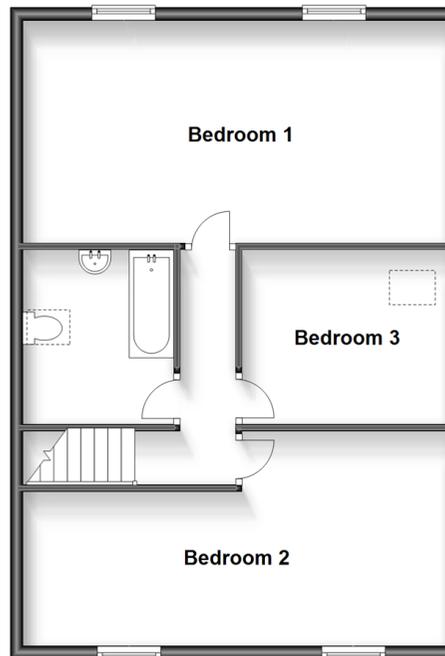
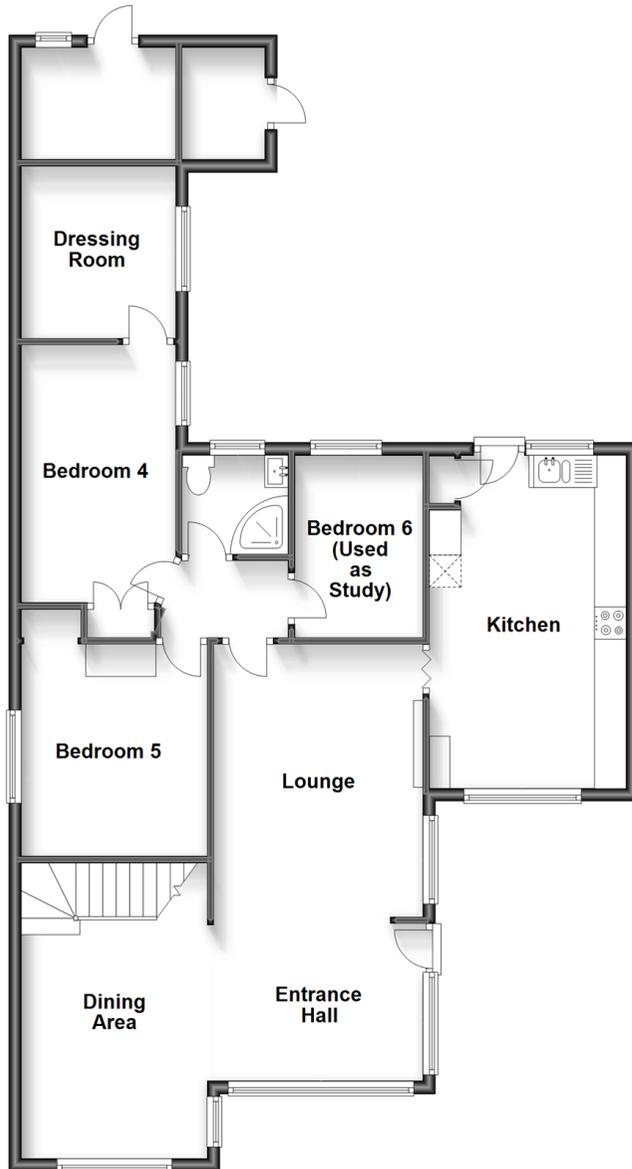
Outbuilding

2 Stores

Greenhouse

### Ground Floor

Approx. 99.9 sq. metres (1074.8 sq. feet)





## Main features

- Large individual family home close to the sand dunes and beach
- Flexible accommodation with bedrooms and bathroom facilities on both floors
- Owned solar panels to help cut energy bills
- Large rear garden with generous patio area
- Plenty of off road parking and integral car port
- Walking distance to local shops and restaurant



### Nearest Schools

Primary Schools: Greatstone Primary 0.8 miles, St Nicholas C of E (Controlled) Primary 2.4 miles

Secondary Schools: Marsh Academy 1.9 miles, Rye College 9.8 miles,



### Transport Information

Train Stations: Ham Street 8.0 miles, Appledore 9.4 miles



### Address

Dunes Road, Greatstone, Kent, TN28



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call New Romney Branch 01797 363745 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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