



Guide Price

£700,000

Freehold

7x  2x  1x 

**Merritt Road,
Greatstone, New
Romney, Kent, TN28**

OVER 60?

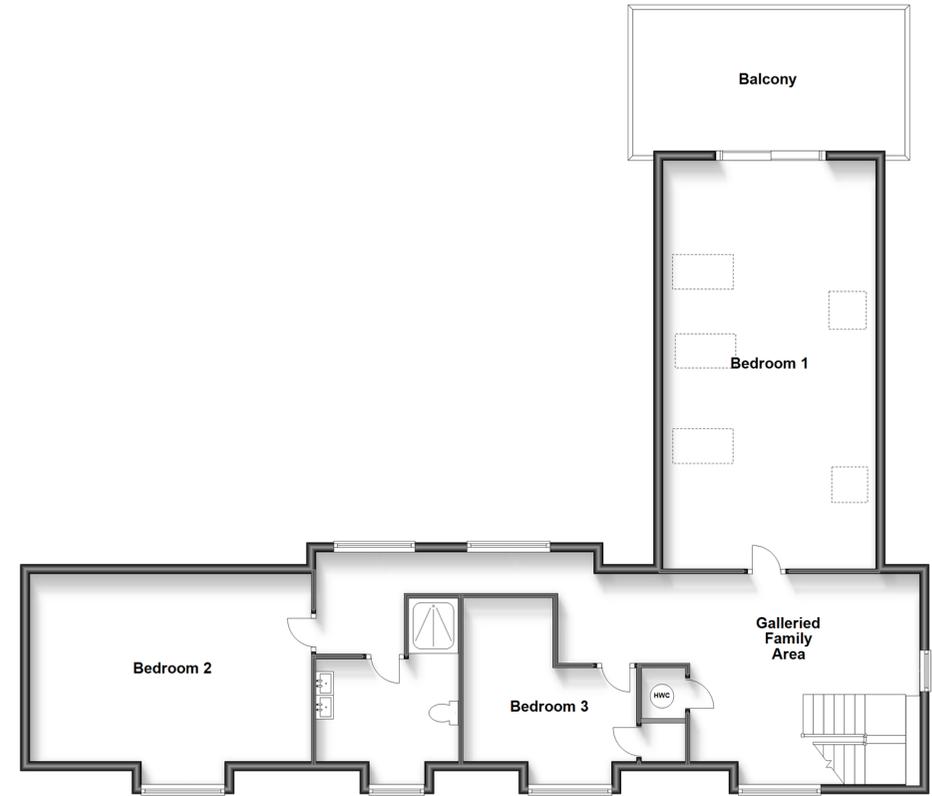
Secure this property
for up to **59% less!**

Wards
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Ground Floor
Approx. 163.6 sq. metres (1760.8 sq. feet)



First Floor
Approx. 119.9 sq. metres (1290.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge: 24'0 x 16'0 (7.32m x 4.88m)
Kitchen: 23'7 x 16'8 (7.19m x 5.08m)
Rear Porch
Utility/Cloakroom
Front Porch

Bedroom 4: 16'0 x 7'9 (4.88m x 2.36m)
Bedroom 5: 15'4 x 7'2 (4.68m x 2.19m)
Bedroom 6: 11'7 x 9'3 (3.53m x 2.82m)
Bedroom 7: 11'7 x 9'3 (3.53m x 2.82m)
Bathroom: 9'4 x 8'6 (2.85m x 2.59m)

FIRST FLOOR

Bedroom 1: 22'9 x 15'0 (6.94m x 4.58m)
Balcony
Bedroom 2: 20'0 x 13'1 (6.10m x 3.99m)
Bedroom 3: 12'0 x 6'2 (3.66m x 1.88m)
Galleried Family Area: 29'0 at widest point x 15'0 at widest point (8.85m x 4.58m)
Shower Room

OUTSIDE

Off Road Parking
Garage/Workshop
Front & Rear Gardens
Gym
Studio/Office



Main features

- Exceptional home that truly has to be viewed to appreciate the space
- Fantastic individual property for growing or extended family
- Detached home studio/office with garage/workshop and gym
- Walking distance to local sandy beach
- Landscaped rear garden for those summer BBQs and family get togethers



Nearest Schools

Primary Schools: Greatstone Primary 0.3 miles, St Nicholas C of E (Controlled) Primary 2.6 miles

Secondary Schools: Marsh Academy 2.2 miles, Rye College 10. miles



Transport Information

Train Stations: Ham Street 8.4 miles, Appledore 9.6 miles



Address

Merritt Road, Greatstone, New Romney, 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



- 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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