



**Guide Price**  
**£700,000**

**Freehold**

7x  2x  1x 

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

**OVER 60?**

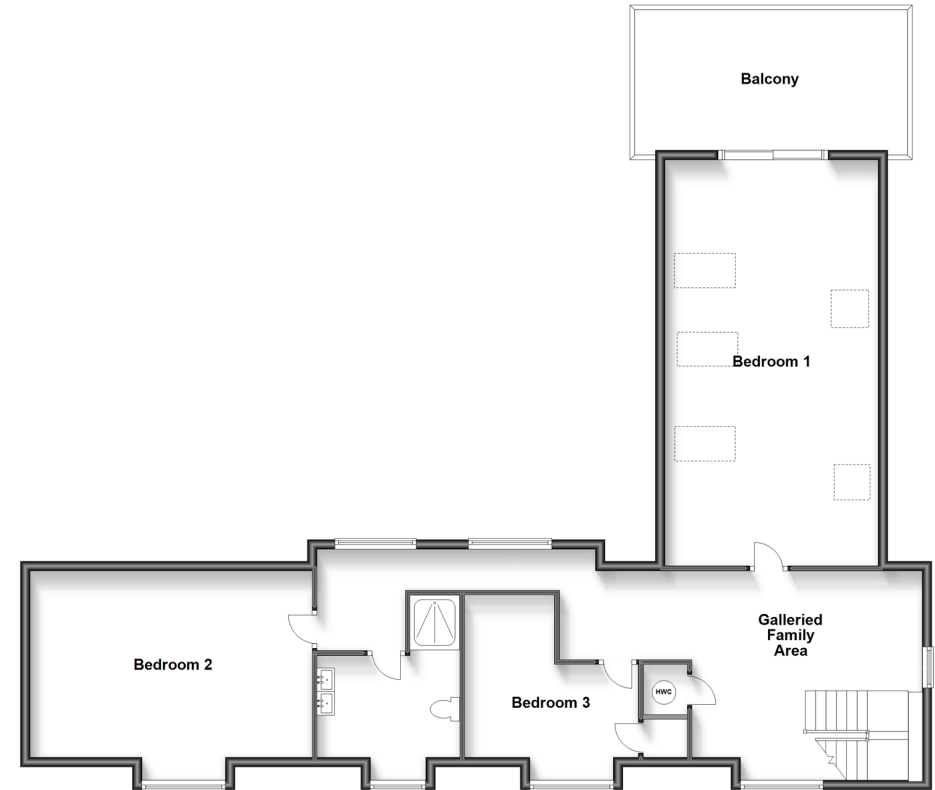
Secure this property  
for up to **59% less!**

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Helping you move forwards

**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**  
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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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