

**OVER 60?**

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



**Guide Price**

**£390,000**

**Freehold**

3x  2x  1x 

St. Nicholas Road, Littlestone, New

Romney, Kent, TN28

*Wards*

Helping you move forwards



## Main features

- Refurbished much improved home
- Large rear garden for family life and entertaining
- En-suite shower room to bedroom 1
- Downstairs cloakroom for added convenience. No onward chain
- Handy for beach and golf course

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 16'2 (4.93m) x 12'3 (3.74m) narrowing to 10'9 (3.28m)

Kitchen: 11'4 x 9'2 (3.46m x 2.80m)

Dining Area: 11'1 x 10'1 (3.38m x 3.08m)

Bedroom 2: 10'10 x 9'1 (3.30m x 2.77m)

Bedroom 3: 10'8 x 9'1 (3.25m x 2.77m)

Bathroom

### FIRST FLOOR

#### Landing

Bedroom 1: 12'6 x 9'2 (3.81m x 2.80m) plus 2'11 x 6'7 (0.89m x 2.01m)

En-Suite Shower Room

### OUTSIDE

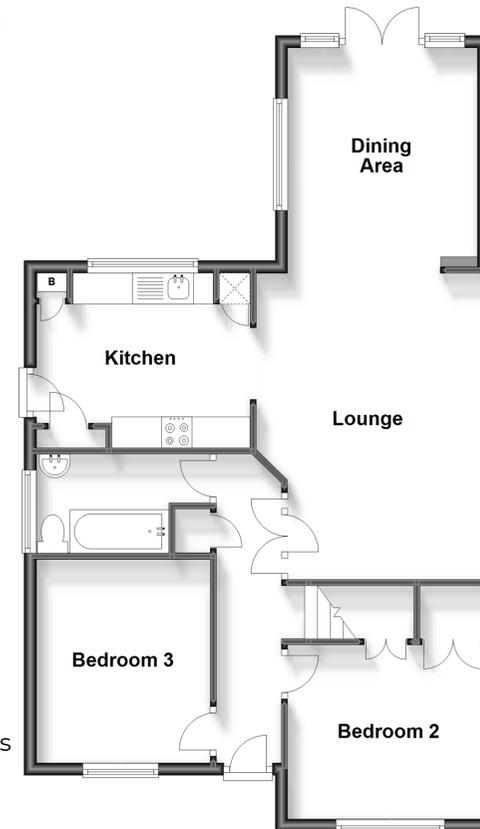
Off Road Parking

Garage

Front & Rear Gardens

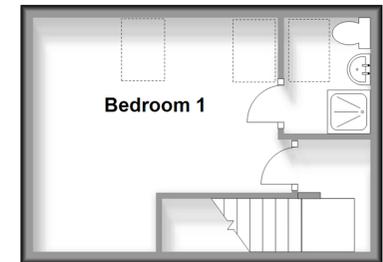
### Ground Floor

Approx. 72.3 sq. metres (777.7 sq. feet)



### First Floor

Approx. 20.8 sq. metres (223.9 sq. feet)



Call New Romney - 01797 363745 ■ [wardsforkent.co.uk](http://wardsforkent.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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