



**Guide Price**  
**£375,000**

**Freehold**

4x  2x  1x 

**Old Port Place, Church  
Lane, New Romney,  
Kent, TN28**



*Wards*  
Helping you move forwards



## Main features

- Brand new home on a select development of just 14 houses
- Convenient location ideal for the High Street and the shops
- Take a walk or a cycle ride to the beach at Greatstone
- En-suite shower room as well as family bathroom
- Off road parking



### Nearest Schools

Primary Schools: St Nicholas C of E (Controlled) Primary 0.3 miles, Greatstone Primary 1.6 miles, Lydd Primary 2.8 miles

Secondary Schools: Marsh Academy 0.3 miles, Brockhill Park Performing Arts College 8.6 miles



### Transport Information

Train Stations: Appledore 6.5 miles, Ham Street 6.9 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room: 17'7 x 10'6 (5.36m x 3.20m)

Lounge/Diner: 17'7 (5.36m) x 15'0 (4.58m) narrowing to 11'7 (3.53m)

### FIRST FLOOR

Landing

Bedroom 1: 15'1 x 9'6 (4.60m x 2.90m)

En-Suite Shower Room

Bedroom 3: 11'1 x 10'5 (3.38m x 3.18m)

Bedroom 4: 11'7 x 7'9 (3.53m x 2.36m)

Bathroom

### SECOND FLOOR

Landing

Bedroom 2: 22'7 (6.89m) x 14'3 (4.35m) narrowing to 10'6 (3.20m)

Walk-In Dressing Area: 6'8 x 4'2 (2.03m x 1.27m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens

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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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