

hobbs parker

The Villages

5 Seaview Road Greatstone New Romney

LOCAL VILLAGE PROPERTY

5 Seaview Road

Greatstone
New Romney, Kent TN28 8RH

"This bungalow offers far more space than first anticipated and would comfortably suit family occupation, including multi-generational living."
Greg Wood, Director.

A deceptively spacious detached bungalow, thoughtfully extended and enhanced by a garage conversion, now offering versatile 4/5 bedroom accommodation together with a generous kitchen, spacious living room and a beautifully landscaped south-facing rear garden.

Accommodation

- Entrance to side
- Two front facing bedrooms
- Principal bedroom with en-suite shower room
- Further bedroom
- Family bathroom
- Spacious kitchen/dining room with side access
- Sitting room with sliding doors opening onto the garden
- Additional fourth bedroom created from the garage conversion
- Further reception room to the rear offering annexe potential
- Off street parking to the front
- Landscaped rear garden













Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



Location

Situated on the edge of the Romney Marsh coastline, Greatstone is a popular seaside village renowned for its expansive sandy beach, open skies and relaxed coastal atmosphere.

The area is particularly appealing to those seeking a quieter pace of life whilst still benefiting from a good range of everyday amenities and excellent access to the surrounding countryside and coastline.

The beach itself stretches for miles and is widely regarded as one of Kent's finest, ideal for walking, sailing and a variety of outdoor pursuits. Nearby, the Romney, Hythe & Dymchurch Railway provides a charming connection along the coast, whilst the neighbouring town of New Romney offers a wider selection of shops, cafés and services.

The area is also well placed for access to Rye, Hythe and Ashford, the latter providing High Speed rail services to London St Pancras in approximately 38 minutes.

The surrounding Romney Marsh landscape, with its nature reserves, cycle routes and wide open spaces, further enhances Greatstone's reputation as an attractive coastal destination for both permanent residence and weekend retreat alike.

Additional Information

Services

Mains water supply

Drainage – Private drainage via septic tank

Heating – Gas fired central heating

Mains electricity

Council Tax (existing property) – Band E

Tenure – Freehold

Flood Risk – Very Low

Broadband – Yes – Ultrafast available

Mobile Signal Coverage – Yes

Data is from 'Sprift' via On The Market.

Directions

SatNav - Postcode: TN28 8RH

Alternatively, please use the What Three Words website for pin point accuracy.

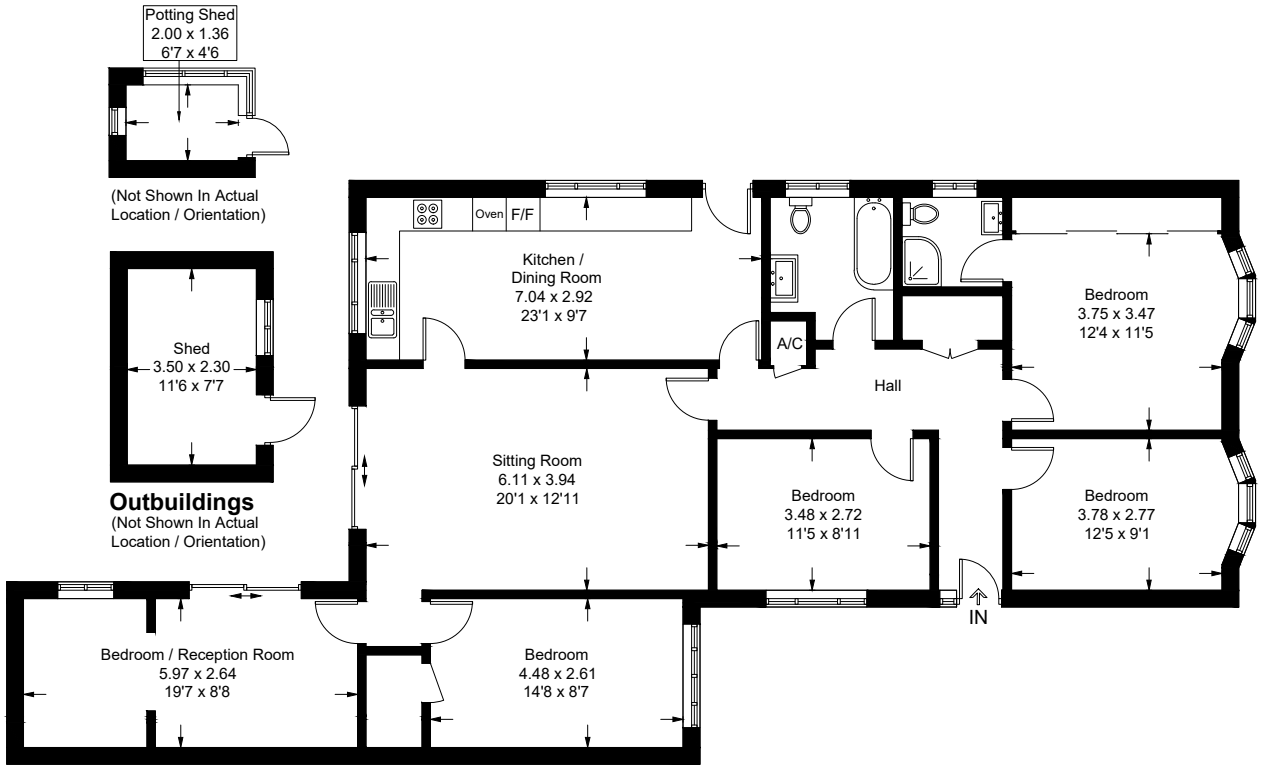
https://w3w.co/twigs.like.zaps

V10791





5 Seaview Road, Greatstone, New Romney



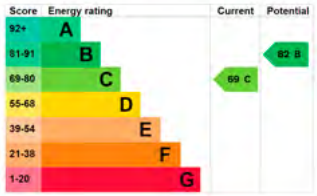
Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft
Outbuildings = 11.0 sq m / 118 sq ft
Total = 151.5 sq m / 1630 sq ft

N

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1302981)
www.bardenvisuals.co.uk







OnTheMarket
Regulated by RICS
rightmove
www.hobbsparker.co.uk

Boundaries/Acreage
The plan on these sales particulars and the acreage quoted are based on Ordnance Survey mapping and are provided for identification and guidance only. Interested parties are reminded that the property is sold in accordance with the owners Land Registry Title plan/s and they must satisfy themselves as to the legal boundaries and the quantity of land being purchased.

Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Ashford Office:
Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:
9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766

hobbs parker
The Villages