



LITTLESTONE
NEW ROMNEY, KENT

JACKSON-STOPS 

ROMNEY HARD,
COAST ROAD, LITTLESTONE, NEW ROMNEY, KENT, TN28 8QZ

A SUBSTANTIAL & COMMANDING DETACHED 7 BEDROOM HOME WITH SCOPE TO IMPROVE & UPDATE, SITUATED ON A SEAFRONT LOCATION ENJOYING MAGNIFICENT VIEWS OF THE ENGLISH CHANNEL WITH A POTENTIAL BUILDING PLOT



DESCRIPTION

A handsome and substantial 7-bedroom detached home with flexible accommodation, in a prominent position with magnificent views over the English Channel.

Romney Hard is now on the market after being in the same family for around 60 years. The property provides a versatile space to create the perfect family home or holiday retreat.

There is also the added benefit of a building plot to the side of the property, with planning permission for a substantial contemporary 4 bedroom house of 3222 square feet.

Built around the early 20th Century the property comprises generous rooms including, entrance hallway and inner hallway with attractive wood paneling, cloakroom and stairs to the upper floors and lower ground floor.

From the hallway a door leads through to the inviting dual aspect bright sitting room with lovely views towards the garden and beach and access to a raised terrace area. There is a generous size dining room with storage area again with wonderful views towards the Channel. The well-equipped kitchen/breakfast room with pantry has an attractive range of wall and base mounted units, complemented with a wood effect worktop. From the kitchen a side door gives access to the outside.

The lower ground floor is currently used as a games/family area with three reception rooms, laundry, storage room and cloakroom.

To the first floor are four good size bedrooms one with en suite bathroom, WC, shower room and family bathroom. The second floor has three further bedrooms with additional bathroom. Some rooms also benefit from a wash handbasin and/or eaves storage/built-in cupboards.

The property offers excellent spacious accommodation with superb views and scope to upgrade, expanding in excess of approximately 5,000 square feet.



FEATURES

Ground Floor

- Inner Hall
- Entrance Hall
- Sitting Room with access to a raised terrace area enclosed by a transparent surround with steps down to the garden
- Dining Room
- Kitchen/Breakfast Room with Pantry
- Cloakroom

Lower Ground Floor

- 3 Reception Rooms
- Storage Room
- Laundry Room
- Cloakroom

First Floor

- 4 Bedrooms, 1 En Suite Bathroom
- Family Bathroom
- Shower Room
- Separate WC

Second Floor

- 3 Bedrooms
- Family Bathroom

Ancillary

- Double Garage
- Swimming Pool

OUTSIDE

Access to the rear of the property is from Madeira Road and two separate gates give access to the property and double garage.

The garden is mainly laid to lawn with patio areas and attractive well stocked flower and shrub borders.



There is also a raised terrace area accessed from the garden or sitting room.

The swimming pool with plant room is housed within an attractive pool house with glass windows and curved glass roof, providing a wonderful space in which to relax and enjoy the surroundings. From the rear garden steps lead up to a gate providing access to the front garden. This area is laid to lawn with a low level wall along the front and gate providing access to the promenade and beach.

SITUATION

Romney Hard is situated on a sea front position in the popular and highly desirable location of New Romney, boasting magnificent far-reaching views of the English Channel and also the golf course. New Romney is one of the original Cinque Ports and enjoys a busy high street, with individual shopping, coffee shops, public houses/restaurants and Sainsbury's supermarket. Two golf courses one is a championship course within walking distance of Romney Hard. The famous Romney Hythe & Dymchurch light railway runs through New Romney down to Dungeness and to the Cinque port town of Hythe which offers a wider range of amenities to include Waitrose and a quaint high street.

The market town of Ashford and The Designer outlet are within easy reach as is The Cathedral City of Canterbury. Recreation facilities in and around the area include swimming pools sports centers, Cineworld, bowling, fishing and water sports can be found along the coast. Connection are also good with the M20 linking into the M25 motorway network, the high-speed train runs from Ashford International railway station to London St Pancras within 38 minutes, the Channel Tunnel terminal and the port of Dover both provide services to the continent.

DIRECTIONS

Exit the M20 coast bound via either junction 10 or 11 and follow signs to New Romney. On approaching the High street by the traffic lights turn into Station Rd. Take the 3rd left into Madeira Road and Romney Hard will be found a little further on the right.



PROPERTY INFORMATION

- Services: All mains services connected.
- Local Authority: Folkestone & Hythe District Council
- Tenure: Freehold
- Council Tax band N/A – Business Rates Apply

Building plot planning permission: 22/0527/FH,
renewed in 2025

IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

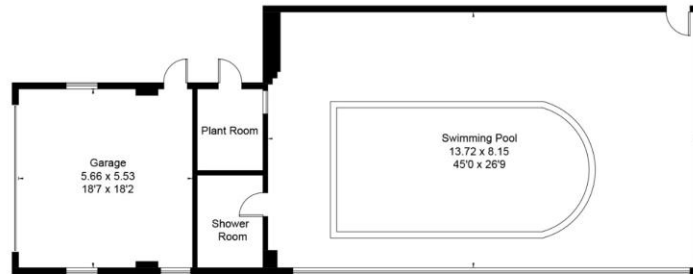
VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01580 720000

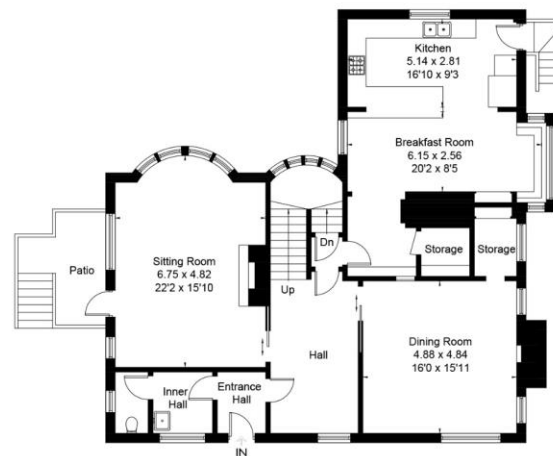
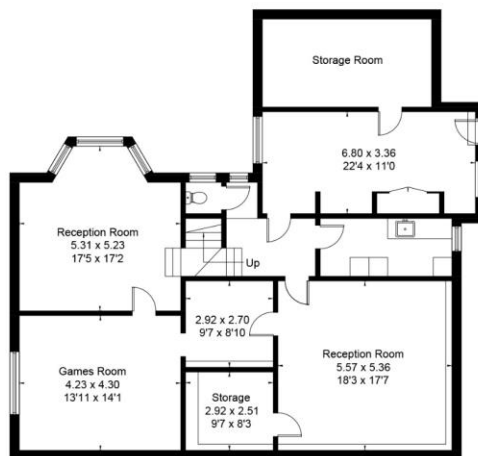
Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.

Approximate Floor Area = 631.0 sq m / 6789 sq ft (Including Garage/ Swimming Pool)



Swimming Pool
(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by fourwalls-group.com 305836

KENT AND EAST SUSSEX

01580 720000

sesales@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopla



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910