



49 High Street, Hythe, Kent CT21 5AD



**15 PRIOR ROAD  
GREATSTONE**

**£300,000 Freehold  
No Onward Chain**

**Well situated on a peaceful cul-de-sac this semi-detached bungalow offers well proportioned accommodation. Comprising an entrance hall, sitting room, garden room, fitted kitchen, 2 double bedrooms and a bathroom. South facing rear garden. Garage & ample off-road parking. EPC D.**



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**15 Prior Road  
Greatstone  
New Romney  
TN28 8SB**

**Entrance Hall, Sitting/Dining Room, Garden Room,  
Kitchen, Two Double Bedrooms, Bathroom,  
Garage, Parking, Gardens To Front and Rear**

**DESCRIPTION**

Well situated on a quiet cul-de-sac, this semi-detached bungalow provides comfortable accommodation which comprises an entrance hall, a generous sitting/dining room, a well fitted kitchen, garden room, two double bedrooms and a bathroom.

To the front of the bungalow the driveway provides off road parking and access to the car port and detached garage. To the rear of the property, the delightfully secluded south facing garden incorporates a decked terrace and expanse of artificial lawn, ideal for alfresco entertaining.

**SITUATION**

This property is situated in an enviable position close to the vast expanse of unspoilt seafront with its long stretches of shingle beach and beautiful views around the bay. Littlestone Championship and Warren Golf Courses are both nearby. The area is well served by a variety of eateries and public houses, a local store and pharmacy.

Nearby New Romney (approximately 1.6 miles distant) offers a comprehensive range of amenities including a busy High Street with a diverse range of shops and restaurants and public houses, a Sainsbury supermarket, primary school and The Marsh Academy incorporating the Marsh Leisure Centre.

Hythe (approximately 17 miles distant) and Ashford (approximately 16.5 miles distant) each offer a wider choice of amenities including Ashford International Passenger Station from where fast and frequent services to the continent can be joined as can the high speed link to London, St Pancras with journey times of approximately 40 minutes.

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a double glazed door, access to loft space, coved ceiling, access to cloaks cupboard, timber effect flooring, radiator, doors to:-

### **SITTING/DINING ROOM**

Contemporary inset gas fire, double glazed sliding doors giving access to the garden room, coved ceiling, timber effect flooring, radiator.

### **BEDROOM**

Double glazed window to front, access to shelved storage cupboard, coved ceiling, radiator.

### **BEDROOM**

Double glazed window to front, coved ceiling, radiator.

### **BATHROOM**

P ended shower bath with mixer tap and thermostatically controlled shower over, glazed shower screen, low level WC with concealed cistern, wash basin with vanity cupboards below, obscured double glazed window to side, heated towel rail.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated electric oven and integrated washing machine, worksurface inset with stainless steel sink and drainer unit with mixer tap, four burner gas hob with extractor hood above, coordinating wall cupboards, tiled splashback, space freestanding fridge freezer, access to cupboard housing wall mounted Heat Line gas boiler, coved ceiling, double

glazed window to side, double glazed door to:-

### **GARDEN ROOM**

Double glazed sliding doors giving access to the rear garden, double glazed window, double glazed door to side, timber effect flooring.

### **OUTSIDE**

#### **FRONT GARDEN**

The property is approached via a resin bound drive providing ample parking and access to the car port to the side of the property and the detached garage. The remainder of the garden is set behind a low timber panelled fence and topped in stone for ease of maintenance, a pair of wrought iron gates give access to the rear garden:-

#### **REAR GARDEN**

Directly to the rear of the property is a decked terrace leading to an area that is topped in artificial grass for ease of maintenance with a raised bed to the side. The garden is well enclosed by close boarded timber fencing. Timber framed shed.

#### **GARAGE**

Electric roller door to front, personal door to side, light and power.

#### **EPC Rating D**

#### **COUNCIL TAX**

Band C approx. £2061.09 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**







# Prior Road, Greatstone, TN28

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft

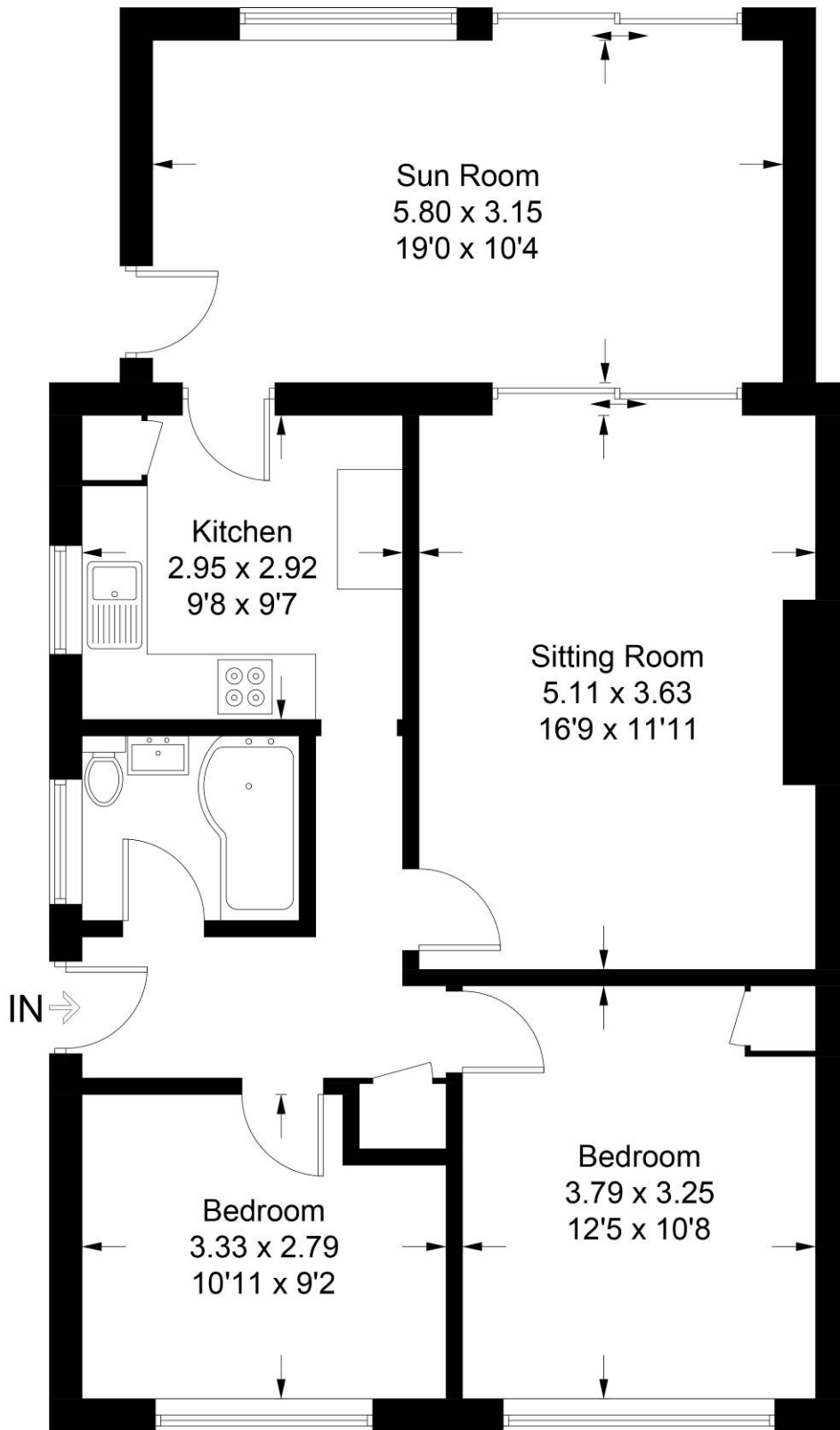


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