

49 High Street, Hythe, Kent CT21 5AD



**WOODSTOCK
22 BLENHEIM ROAD, LITTLESTONE**

£275,000 Freehold

NO ONWARD CHAIN

Detached Colt bungalow in a much sought after, peaceful location, close to the beach, offering comfortable accommodation. Comprising a sitting /dining room, kitchen, two bedrooms and a bathroom. Gardens to front and rear. Off-road parking. EPC D.



**Woodstock
22 Blenheim Road
Littlestone
Romney Marsh
TN28 8PR**

**Entrance Hall, Sitting/Dining Room, Kitchen,
Two Bedrooms, Bathroom
Gardens to Front & Rear, Off-Road Parking**

DESCRIPTION

Situated in a highly sought-after location, this detached Colt bungalow occupies a generous plot and offers well-proportioned accommodation throughout. The property appears to have been well maintained; however, it would now benefit from a programme of general updating and improvement. This provides an excellent opportunity for prospective purchasers to personalise the bungalow to their own tastes and requirements and to create a particularly comfortable and appealing home.

The accommodation comprises an entrance hall leading to a spacious sitting/dining room and a fitted kitchen, along with two well-proportioned bedrooms and a bathroom.

To the front of the bungalow is a low-maintenance garden with ample parking, while to the rear there is a secluded and manageable garden laid to lawn and incorporating a timber-framed shed.

SITUATION

This detached bungalow is situated in a most sought after residential location, close to the unspoilt seafront with its long stretches of shingle beach and beautiful views around the bay. Littlestone Championship and Warren Golf Courses are both nearby.

Nearby New Romney (approximately 1.2 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 10 miles distant) and Ashford (approximately 14 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.



The accommodation comprises:

ENTRANCE HALL

Entered via a timber effect composite and opaque double glazed door with opaque double glazed panel to side, access to loft space, built in storage cupboard, built in linen cupboard housing factory-lagged hot water cylinder, radiator, doors to:

SITTING/DINING ROOM

A generous space of L-shaped form with exposed stone chimney breast with gas point for fire and low-level storage cupboard, double glazed window to side, double glazed window to front overlooking the garden, panelled and double glazed door to side, radiators, archway to:

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating space and provision for freestanding washing machine, oven and fridge freezer, square edged worktops inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, wall-mounted gas-fired boiler, double glazed window to side.

BEDROOM

Double glazed window to rear overlooking the garden, radiator.

BEDROOM

Double glazed window to rear overlooking the garden, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash basin, tiled wall, shaver and light point, obscured double glazed window to side, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a close boarded timber panelled fence and is laid mainly to lawn with a block paved driveway providing off-road parking. Side access can be gained to the:

REAR GARDEN

The garden to the rear of the property is laid largely to lawn with a shallow paved patio spanning the width of the bungalow. The garden is enclosed by a mixture of walls and close-bordered timber-panelled fencing and incorporates a timber-framed storage shed.

EPC Rating D

COUNCIL TAX

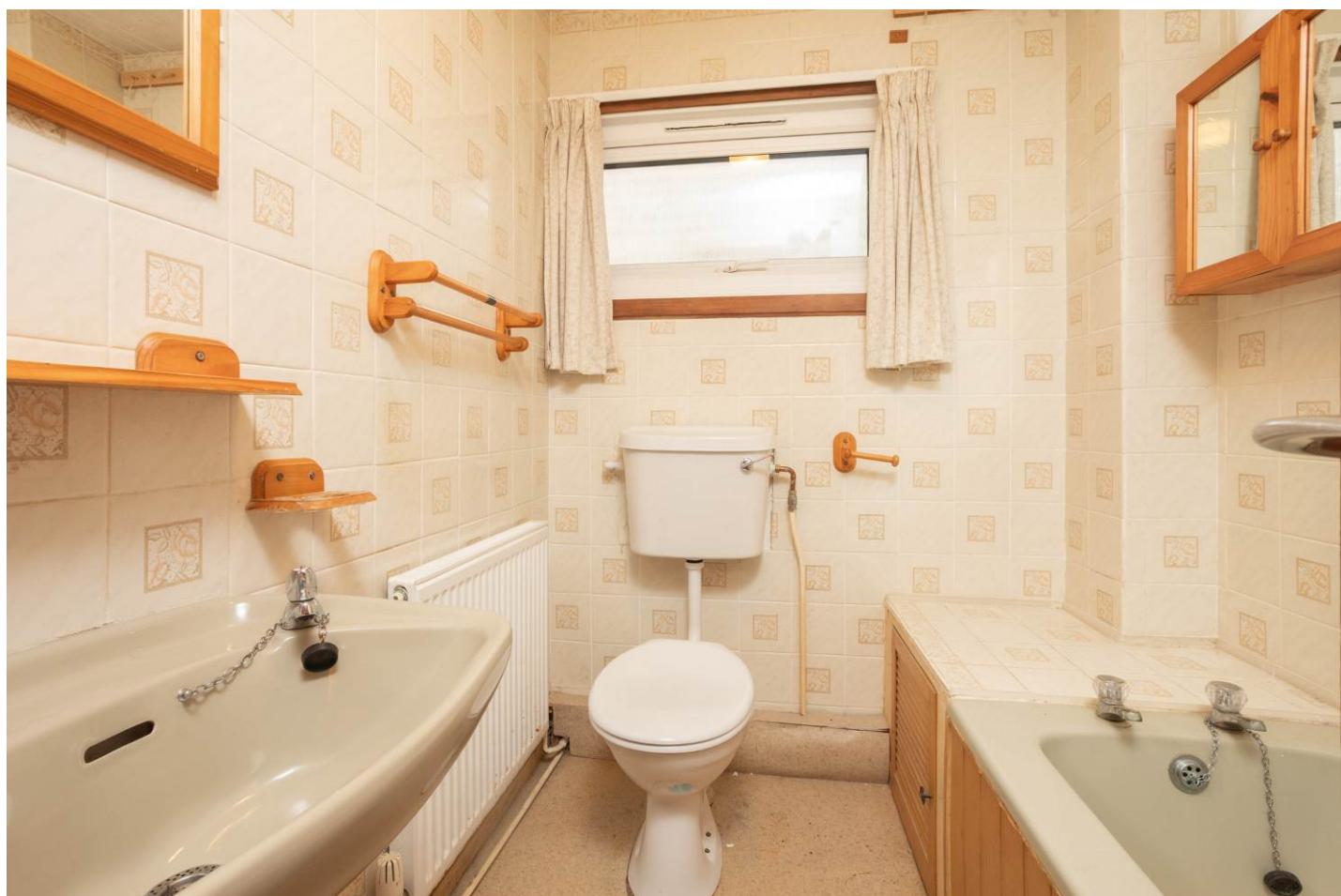
Band C approx. £2208.22 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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Blenheim Road, New Romney, TN28

Approximate Gross Internal Area = 66.0 sq m / 710 sq ft

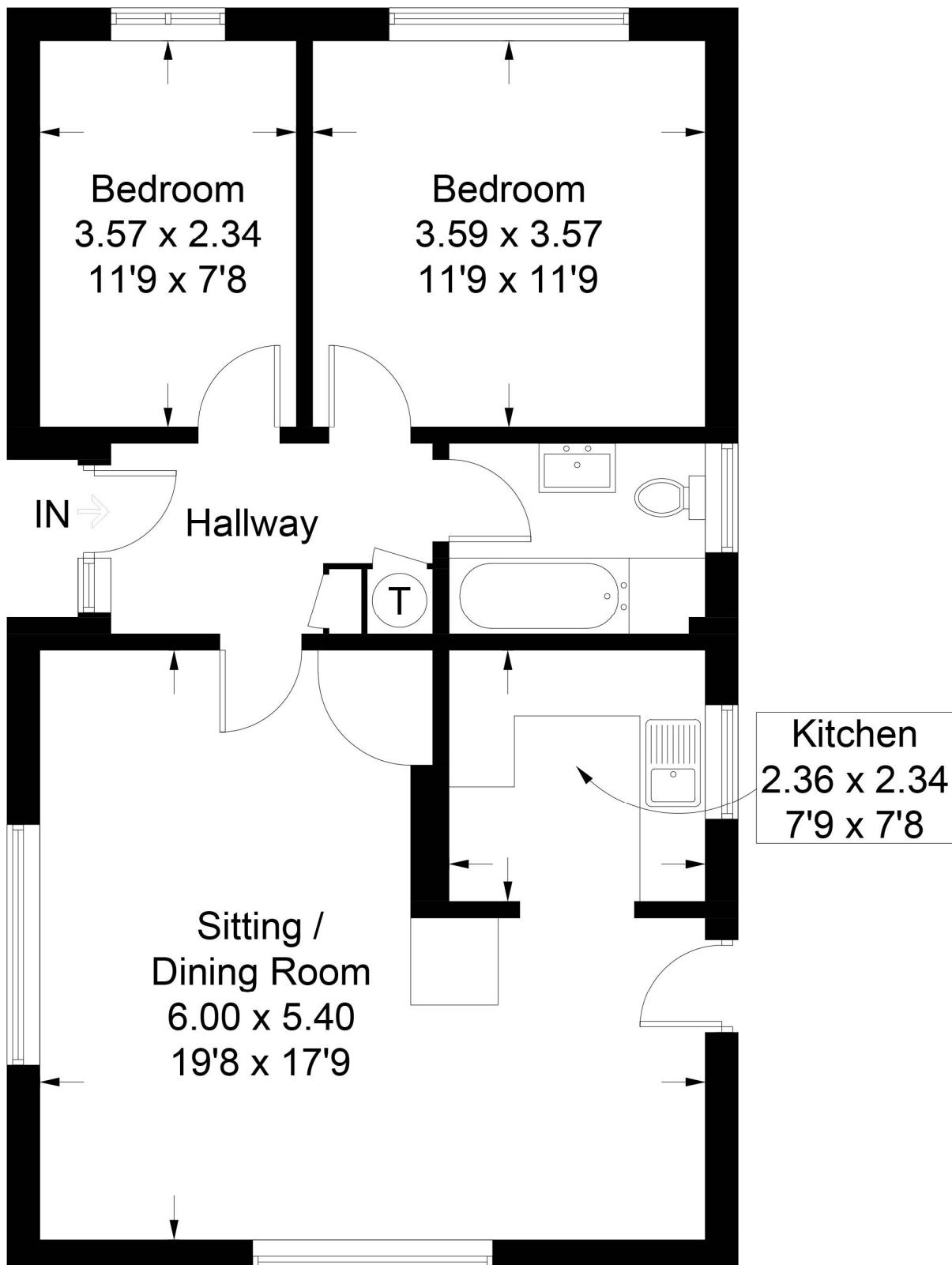


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