



49 High Street, Hythe, Kent CT21 5AD



**131 QUEEN S ROAD
LITTLESTONE**

£450,000 Freehold

A detached family house in a sought-after road, close to the sea and offering versatile accommodation. Comprising a generous reception hall, kitchen/breakfast room, sitting room open to the dining room, study, five bedrooms (two en-suite) & a family bathroom. Off road parking, generous garden. EPC C.



**131 Queens Road
Littlestone
TN28 8NA**

**Reception Hall, Sitting Room open plan to Dining Room, Kitchen/Breakfast Room,
Two Ground Floor Bedrooms (one with en-suite), Study,
Galleried Landing, 3 Double Bedrooms, Bathroom
Off Road Parking, Gardens**

DESCRIPTION

This substantial detached property offers versatile accommodation of particularly comfortable proportions. This includes a generous reception hall with stairs leading to the galleried landing, generous sitting room open to the dining room with doors leading out to the rear garden. In addition, there is a spacious kitchen/breakfast room, study and two ground floor bedrooms (one with en-suite shower room). The first floor comprises three double bedrooms (the master with en-suite shower room) and a family bathroom.

A particularly attractive feature of the property are the gardens, the house enjoys a generous plot with ample parking to the front and to the rear enjoys a paved terrace and a wide expanse of lawn, providing a delightful environment in which to relax and dine alfresco.

SITUATION

This detached property is positioned towards the seaward end of Queens Road, a most sought after residential location, and is just a short stroll from 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:

RECEPTION HALL

Entered via a timber panelled and obscure glazed door with obscure glazed panels to either side, staircase to 1st floor, access to under stairs storage cupboard, radiator, doors to:-

STUDY

Double glazed window to front, radiator.

BEDROOM

Double glazed window to side, radiator.

BEDROOM

Double glazed windows to front, coved ceiling, radiator, door to:-

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, radiator, low-level WC with concealed cistern, wash basin set into work surface with vanity cupboards below, obscure glazed window to side, part tiled walls, heated ladder rack towel rail.

KITCHEN/BREAKFAST ROOM

Well fitted with a range of base cupboard and drawer units incorporating integrated Zanussi oven, recess and plumbing for washing machine and dishwasher, worksurface inset with 1 ½ bowl stainless steel sink with mixer tap and drainer unit, ceramic hob with extractor hood above, tiled splashbacks, Space for freestanding fridge freezer, double glazed window to rear overlooking the garden, timber panelled and obscure glazed door giving access to the side of the property, coved ceiling, radiator.

DINING ROOM

Attractive feature brick fireplace inset with gas fire, coved ceiling, radiator, open through to:-

GARDEN ROOM

Double glazed doors with double glaze panels to either side looking through and giving access to the garden beyond, double glazed windows to side, two velux windows, radiator.

GALLERIED LANDING

Access to loft space, double glazed window to front, access to airing cupboard housing the factory lagged hot water cylinder, radiator.

BEDROOM

Double glazed window to front, radiator door to:-

EN-SUITE SHOWER ROOM

Low-level WC, pedestal wash basin with mixer tap, tiled shower enclosure with thermostatically controlled shower, part tiled walls, obscure double glazed window to rear.

BEDROOM

Double glazed window to front, coved ceiling radiator.

BEDROOM

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Tiled shower enclosure with electric shower, panelled bath with mixer tap and handheld shower attachment, wash basin with mixer tap and vanity drawers, low-level WC, obscure double glazed windows to rear, part tiled walls, radiator.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid extensively to lawn with a double width driveway providing off road parking. Personal gates to either side of the property give access to the:-

REAR GARDEN

Directly to the rear of the property is a paved terrace which extends to a generous expanse of lawn, well enclosed by close boarded timber panelled fencing and mature hedging.

To the far end of the garden are two timber framed sheds and a timber framed greenhouse.

EPC Rating C

COUNCIL TAX

Band F approx. £3270.44 (2022/23)
Folkestone & Hythe District Council.

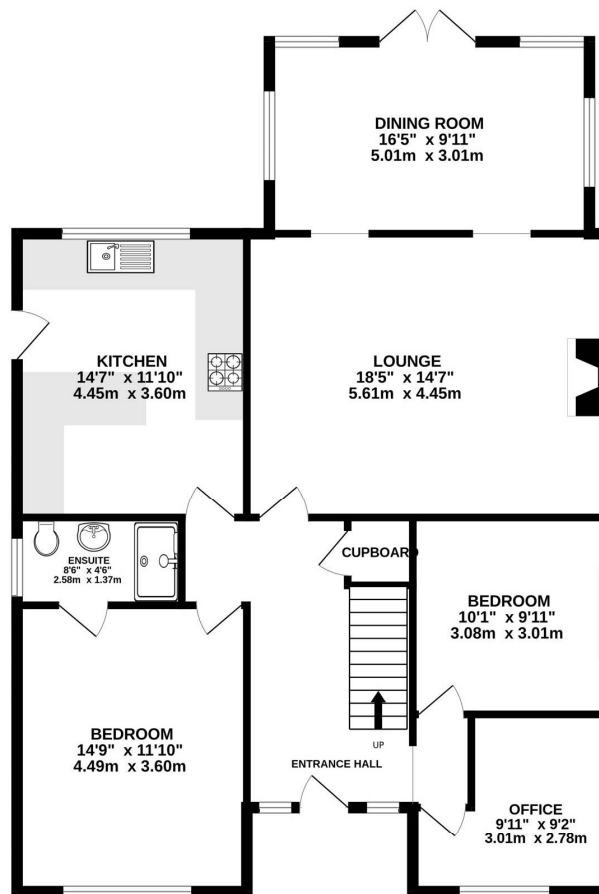
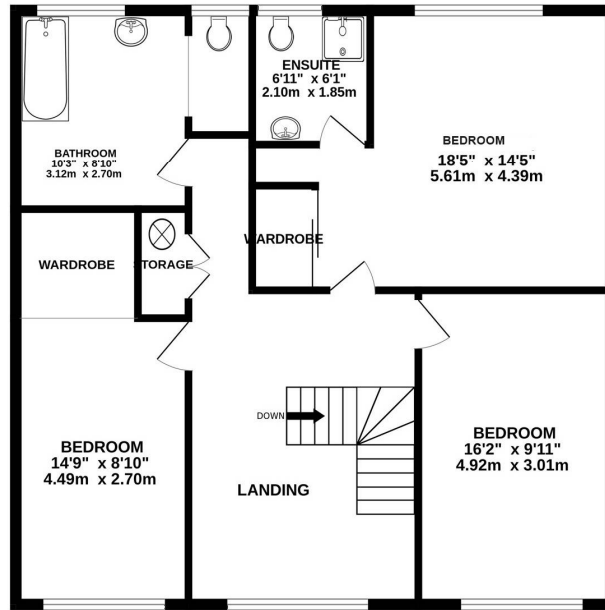
VIEWING

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



Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.

1ST FLOOR
933 sq.ft. (86.7 sq.m.) approx.



GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.

TOTAL FLOOR AREA : 2073 sq.ft. (192.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023