



LITTLESTONE

Guide Price: £695,000

Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

Rockpool Heights
Madeira Road
Littlestone
New Romney TN28 8QX

SITUATION

Rockpool Height is situated on Madeira Road, one of the most highly and well-regarded locations of Littlestone. Sitting proudly within the plot and boasting magnificent views out over the English Channel, whilst the rear garden enjoys views out over the prestigious Littlestone Golf course.

New Romney is one of the original Cinque Port Towns which offers a quaint, busy high street, offering local amenities public houses/restaurants coffee shops, individual shopping and a Sainsbury's supermarket, which lies approximately a mile away. There are two golf courses, one being a championship course which is walking distance from the properties, as is the beach front.

The Romney Hythe & Dymchurch light railway runs through New Romney, down to Dungeness and to the pretty Cinque port town of Hythe.

The market town of Ashford is within easy reach which is home for the remodelled McArthurGlenn designer outlet.

Recreation facilities around the area include sports centre, swimming pools, Cineworld, bowling, and fishing sailing and water sports can be found along the coast. Connection is also good with easy access on the A259, which links into the M20, M25, and M2 motorway networks.

Ashford International operates the high-speed train into London St Pancras within 38minutes. The Channel Tunnel Terminal and the Port of Dover provide services to the continent.

VIEWINGS

Strictly by appointment through Whitney Homes
E: info@whitneyhomes.co.uk
Tel: 01303 262853



DESCRIPTION

Rockpool Heights is a stunning cutting edge semi-detached coastal contemporary home, built to an extremely high specification and craftsmanship, with a clever mix of steel, glass and concrete clad, complemented with a monocouche render, which creates an extremely eye catching and stylish finish. The small development of three homes comprises of one detached and a pair of semi-detached houses with the accommodation arranged over three floors which provides versatile living space to accommodate the modern family.

Internal features are equally as impressive, which include beautifully high specification German Schuller kitchens with AEG integrated appliances and quartz worksurfaces, seamless contemporary bathroom suits, stylish flooring, and stunning aluminum windows and full height sliding doors, which creates space, and uninterrupted views. The properties, for peace of mind have a 10-year Builders Advantage Warranty.

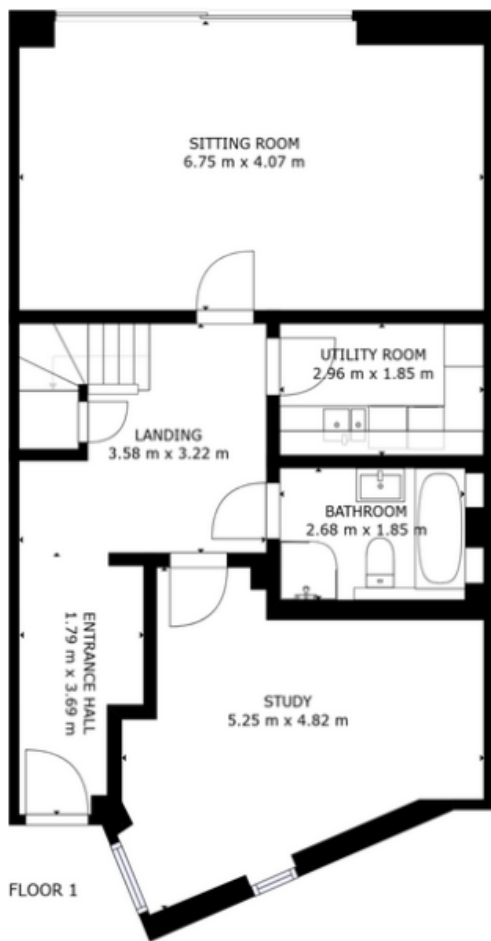
FEATURES

- Entrance Hall,
- Sitting room
- Study/bedroom 3
- Bathroom
- Utility room,
- First floor
- Open Plan family, dining /kitchen breakfast room.
- Second Floor
- Master bedroom with En-suite Shower room
- Bedroom, with en-suite WC

OUTSIDE

To the front of the property is lawn with resin pathway and brick driveway which provides parking complemented with low hedging. The rear gardens are mainly laid to lawn with sun terraces, fenced boundaries and views out over the golf course.

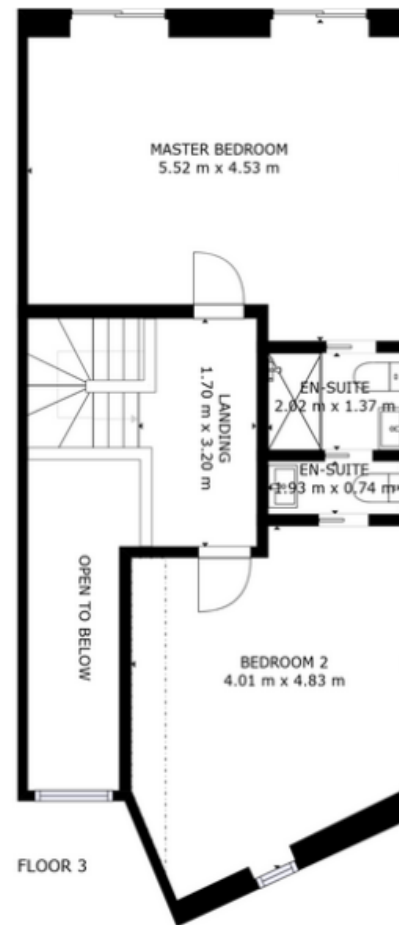




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 79 m², FLOOR 2: 73 m²
 FLOOR 3: 55 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 2 m²
 TOTAL: 207 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

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.

Whitney Homes
 Hythe

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