



**Sunnybank, Park Road,
Littlestone, Kent TN28 8NJ**

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Offers in excess of £675,000

“Sunnybank” offers an exciting opportunity to acquire a substantial detached 5 bedroom home, comprising over 2,600 square feet of accommodation (including garage), with a most wonderful garden, situated within a short walk of the beach at Littlestone.

The current vendors have carried out extensive refurbishment of this property to create a light, spacious modern family home that would make the ideal property for anyone wishing to live the coastal dream, while still needing to be close to good local amenities, schools and transport systems. If desired, its adaptable layout would certainly allow for the creation of two separate living spaces, ideal if you are a family with more than one generation living together.

This property also benefits from off-street parking and is walking distance of local Primary and Secondary Academy School, also within the catchment area of Folkestone Boys and Girls Grammar schools.

Viewing is highly recommended to appreciate all this lovely home and its special coastal location have to offer.

Substantial detached 5 bedroom / 3 bathroom home

- Over 2,600 sq ft of accommodation including garage
- Enormous scope for flexibility of use / dual occupancy
- Accessible coastal location 2 minutes from beach
- Beautifully maintained large landscaped garden
 - Driveway providing off-street parking
 - Close to New Romney & many local facilities
 - Links golf course & RH&DR very close by
- Wide choice of good local schools including Grammars
 - High speed rail link from Ashford

SITUATION: Sunnybank enjoys a quiet location just a stones throw from Littlestone beach. The nearby small town of New Romney offers a good selection of independent stores and local facilities. More comprehensive facilities can be found in the historic Cinque Port town of Rye (approx. 13 miles distant) and the market towns of Hythe and Ashford (approx. 10 and 16 miles distant).

A variety of educational opportunities exist at all levels and this property is also within the catchment for the Folkestone Grammars. Ashford International offers the high-speed service to Ebbsfleet, Stratford and London St Pancras (a journey of about 37 minutes). The nearby distinctive and very beautiful coastline and Romney Marsh landscape offer many wonderful opportunities for walking, cycling and watersports and for the golfing enthusiasts, Littlestone Golf Club, a Championship Links course, is literally on the doorstep, as is the world famous Romney, Hythe and Dymchurch Railway (RH&DR).

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The accommodation comprises the following with approximate dimensions : The front door opens into an **ENTRANCE HALL** where there is plenty of room for the storage of cloaks, boots and bags. Terracotta tiled floor.

SITTING ROOM 27' 10" x 15' 4 max" This lovely, spacious, triple aspect room is a space designed for both winter and summer living. While one end has the fireplace as its focal point, perfect as a sitting room for cosy evenings in, the other has French doors that open on to the patio and garden beyond, making this the perfect place to sit and relax during the warmer months. Double doors into the kitchen connect this room with it, making it an extremely sociable space for family life and entertaining.

KITCHEN / BREAKFAST ROOM 23' 7" x 15' 4 max" This bright, spacious area, with its stylish high spec kitchen is most definitely the hub of this home and has a real "wow" factor. There is a range of classic style cream units with worktops and stainless-steel sink with mixer tap. The high-end appliances include one slide and hide NEFF built in oven and one oven microwave with warming drawer under. A NEFF four ring electric hob and freestanding dishwasher. Space for American style fridge freezer. There is a large island cum breakfast bar. Stone tiled floor. Windows to the rear give lovely views over the garden. Door to utility.

UTILITY 10' 5" x 5' 3 max" A useful room with worktop, one bowl sink and storage cupboards. Space and plumbing for washing machine and dryer. Worcester boiler. Space for boots and cloaks. Door to covered outside area which leads to garage.

INNER HALLWAY 15' 7" x 10' 8 max " A spacious inner hallway which gives access to all the remaining rooms on the ground floor. Room for free standing furniture. Staircase to first floor. Stone tiled floor.

DINING ROOM 13' 1" x 12' 2 max" Currently set up as a formal dining room, this spacious room could serve a number of different purposes including: further downstairs bedroom; home office; playroom; teenage den; snug or hobby room. Large window to front. Stone tiled floor.

BEDROOM 5 16' 5" x 11' 8 max " A large double bedroom with built-in storage and windows to two sides. This bedroom is handily serviced by the shower room across the hall.

FIRST FLOOR LANDING 23' 9" x 12' 7 max" Stairs lead from the ground floor to a light and airy first- floor landing, from which all the bedrooms are accessed. Velux roof light.

BEDROOM 1 13' 0" x 12' 11" A spacious double bedroom with large picture window to the front, walk-in wardrobe. **EN-SUITE SHOWER ROOM** contemporary suite comprising corner shower cubicle; wash hand basin with storage below; heated towel rail; w.c and wall hung shelving unit.

BEDROOM 2 13' 9" x 11' 1 max" A good size double bedroom currently set up as a home office cum bedroom. Walk-in storage cupboard leading to extensive eaves storage and further separate eaves storage. Two velux windows. Loft hatch.

BEDROOM 3 11' 11" x 10' 1 max" A pretty double bedroom with large window overlooking garden and walk-in wardrobe.

BEDROOM 4 10' 5" x 8' 1 max" A single bedroom currently set up as a study, with picture window giving lovely views over the garden.

FAMILY BATHROOM A modern bathroom comprising: P-shaped bath with shower over; wash hand basin with storage below; low level w.c and heated towel rail. Velux window.

OUTSIDE The property is approached over a short drive where there is parking for several cars in front of the garage. Double gates at the side of the house lead you through to the surprisingly large and beautifully landscaped rear garden which lends itself perfectly to the enjoyment of children or those with green fingers! And for those who would rather sit and relax, there are lots of different places to kick back and chill in the sun. At the back of the garden are hidden areas of the garden to explore where two storage sheds provide useful storage. A path to the other side of the house leads you to a very useful covered area which links the house with the garage. The garage has electric door, power and light connected and a workshop area to one end.

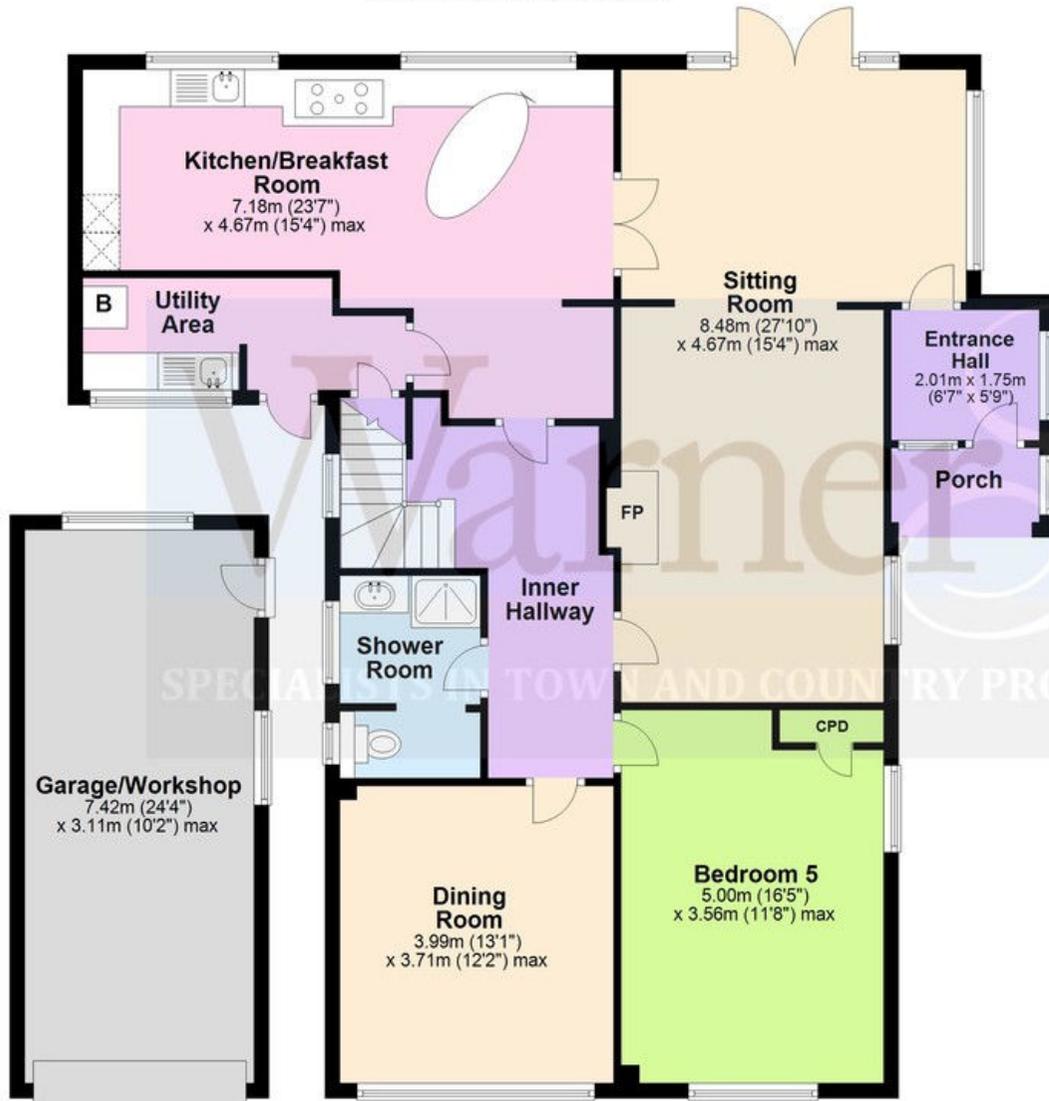
SERVICES Mains water, electricity, gas and drainage. NB: We understand that the solar panels on the roof are privately owned and provide an income from E.ON Next. EPC: Local Authority: Folkestone and Hythe District Council.

LOCATION FINDER what3words: firelight.ranges.blanked



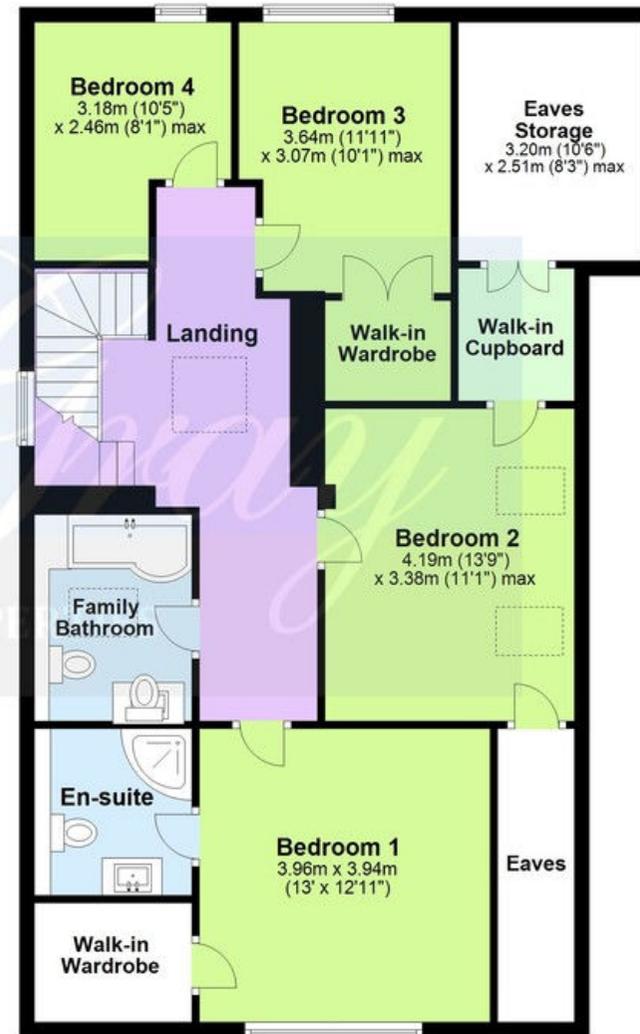
Ground Floor

Approx. 147.4 sq. metres (1586.7 sq. feet)



First Floor

Approx. 100.7 sq. metres (1083.4 sq. feet)



Total area: approx. 248.1 sq. metres (2670.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



