

Warner Gray



68 Coast Road,  
Greatstone, Kent TN28 8NR



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**Guide Price £400,000 - £425,000**

Enjoying an exceptional coastal position, this attractive three-bedroom detached bungalow is just a stone's throw from the beautiful sandy beach at Greatstone. This wonderful location offers a perfect setting for this comfortable family home and relaxing seaside retreat, with the coast and beach practically on your doorstep being ideal for swimming, walks and enjoying the fresh coastal air.

The generously proportioned accommodation is elegantly appointed, featuring stylish light décor that enhances the bright and airy ambiance. There are three good size bedrooms, family bathroom, a large kitchen and spacious 23' sitting room with adjacent dining room. A sunroom provides an ideal place to sit and relax with a covered terrace enjoying a lovely outlook to the stunning rear garden.

There is a raised terrace front garden and driveway provides off road parking leading to the double tandem garage. The rear garden is a truly captivating feature offering well-maintained terrace areas with a rich variety of colourful flowering plants and shrubs, trellises covered with climbers all enhanced by a large paved areas. Additionally, there is a greenhouse and two useful garden rooms / office along with a delightful lawned garden to the side and rear perfect for family gatherings and summer entertaining.

- Spacious three bedroom detached bungalow
- Great location close to the sea and long stretches of sandy beaches
- Well presented accommodation with light stylish décor
- Driveway providing parking leading to double tandem garage
- Stunning rear garden with an array of flowering plants and shrubs
- Raised decked terrace providing an ideal place to sit and relax
- Two garden stores / summerhouses, greenhouse and ornament pond
- Dungeness Nature Reserve is close-by as is the Littlestone golf course

**SITUATION:** The property is located in wonderful setting in Greatstone, within walking distance of the long sandy beach and easily accessible to the local primary school and small parade of shops. In the nearby Cinque Port town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a greater selection of shopping facilities and amenities together with high speed rail services from Ashford International station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

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The accommodation comprises the following with approximate dimensions : **ENTRANCE PORCH** with door to **ENTRANCE HALL** which is a good size hallway with hatch and ladder to part boarded roof space.

**SITTING ROOM** 23'10 x 12'7. A spacious room with attractive brick fireplace providing a focal point for the room. The previous owner, being a cabinet maker / carpenter by trade built the bespoke cupboards and fitted shelving along with the decorative radiator covers. Double doors open to the

**DINING ROOM** 14' x 9'3. a double aspect room with windows to the side and rear.

**KITCHEN** 12'11 x 10'8. A light and bright kitchen with window and door to the side. Fitted with a range of worksurfaces with drawers and cupboards under and matching wall mounted units. Recess with boiler and providing space for upright fridge / freezer. Stainless steel sink unit with drainer and mixer tap. Gas hob with extractor. Built in gas oven and electric grill. Space for dishwasher and washing machine.

**BEDROOM 1** 13'1 x 11'9 max. Bay window to the front and bespoke fitted bedroom furniture. Door to EN-SUITE w.c. and wash basin.

**BEDROOM 2** 13'1 x 11'8 (including storage) A double bedroom with window to the front and built in mirror-fronted wardrobes to one wall.

**BEDROOM 3** 13'5 x 8'11. A versatile room with window to the side.

**BATHROOM** A smart modern suite comprising panelled bath with hand held shower attachment, shower cubicle, low level w.c. basin with mixer tap and low level w.c. Tiled walls. Two windows to the side.

**SUN ROOM** 14'1 x 8'5. Sliding doors from the sitting room lead into the sun room which is a comfortable place to sit and relax leading out the **COVERED DECKED AREA** enjoying a lovely view over the garden also offering welcoming shade on hot days. Door into the garage.

**OUTSIDE** To the front of the property is a good size raised terrace garden being well cared for planted with a pathway to one side leading down the side of the property to the rear.

A driveway leads to the **DOUBLE TANDEM GARAGE** with up and over door to the front, personal door to rear garden, sun room and with power connected. To the rear of the property, the garden is delightful providing vibrant colour and interest through the seasons with a lovely lawned area to the side and rear and several paved areas in which to sit, dine and entertain. There is also greenhouse and two useful workshops / office / garden rooms and personal door to the garden from the rear garage.

**SERVICES** Mains water, electricity gas and drainage. EPC RATING tbc **PLEASE NOTE** The property benefits from an efficient solar panel system, providing reduced electricity bills.

**LOCAL AUTHORITY** Folkestone and Hythe District Council.

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