

**RUSH  
WITT &  
WILSON**



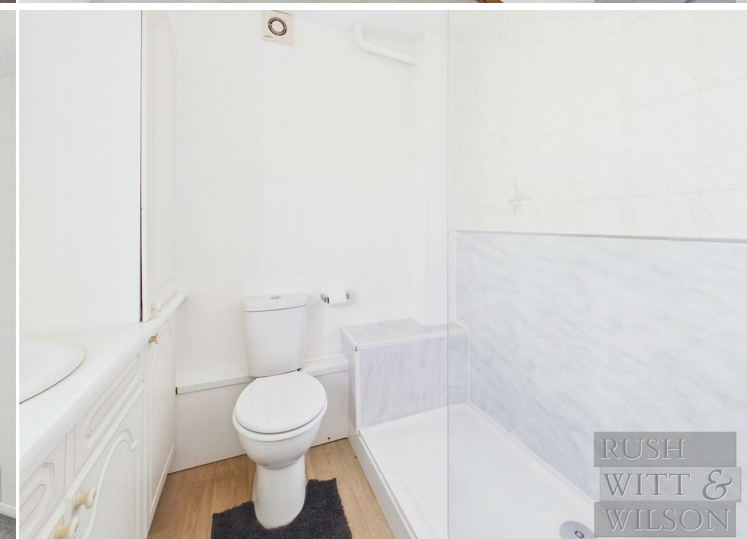
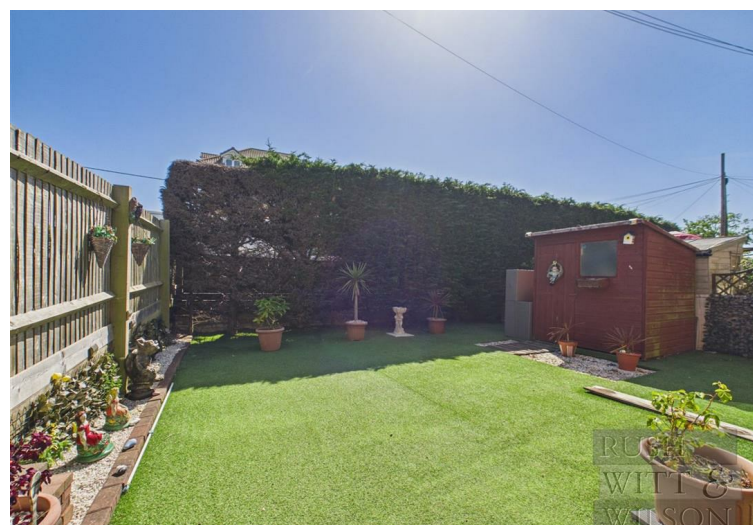
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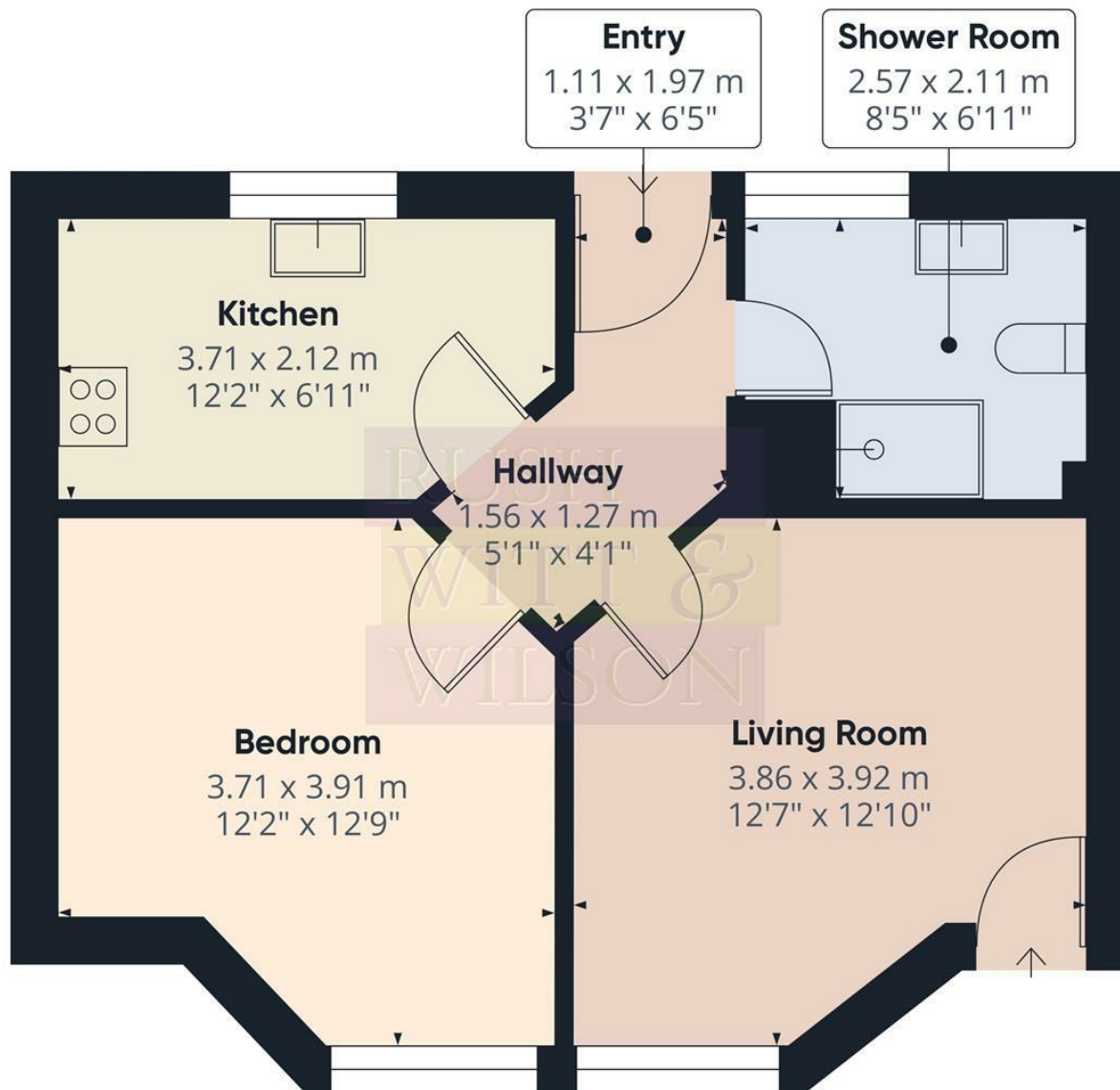
**1 Station Road, New Romney, TN28 8LG**  
**Guide Price £145,000 Leasehold**



Rush Witt & Wilson are pleased to offer a well presented ground floor apartment forming part of a small purpose built block. The accommodation comprises a generous living room with direct access to a private garden, double bedroom, kitchen and shower room. The property is being offered with the benefit of an allocated parking space. Garden to the front which is accessed from the living room, also has a pedestrian gate and enjoys a southerly aspect. The property is considered suitable for a variety of buyers, ideal as a first time purchase or equally suitable for anyone wanting a low maintenance property that is conveniently located for the towns amenities being only a short walk from the high street. Offered chain free and available for early occupation, the vendors agents strongly recommend early inspection. The property is located just off the High Street in the heart of New Romney, one of the original Cinque Ports of England. The town has a busy main street with a variety of specialist and general stores. There is a selection of public houses and eateries. There is a supermarket on the edge of the town. The Romney, Hythe and Dymchurch railway has a station to the east of the town. Beautiful countryside surrounds the town and the beach is only a short drive away.

For further information or to arrange a viewing, please contact our Rye office 01797 224000.





Approximate total area<sup>(1)</sup>

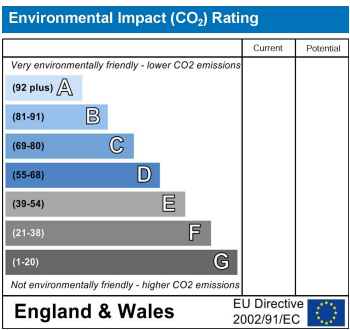
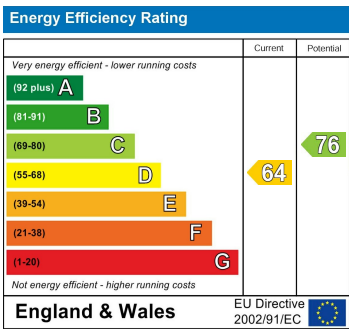
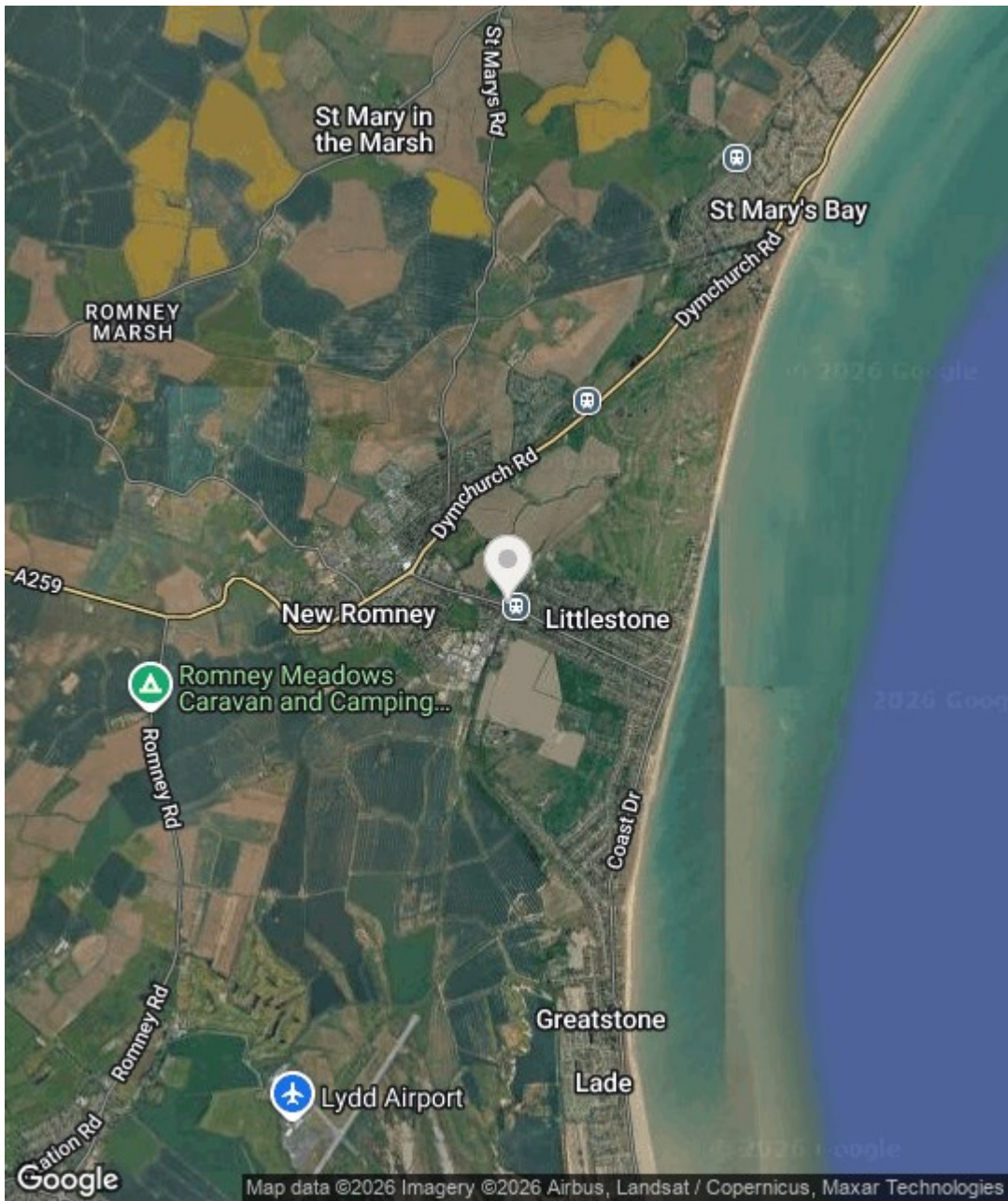
42.5 m<sup>2</sup>  
458 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>