

**RUSH
WITT &
WILSON**



Ravensbrook House Station Road, New Romney, Kent TN28 8LQ
Guide Price £389,950

Rush Witt & Wilson are pleased to offer a well presented detached family home conveniently located within walking distance of the town's amenities. The light and airy accommodation is arranged over two floors and comprises a living room with adjoining dining room, conservatory, kitchen, utility room and bathroom all on the ground floor and on the first floor there are three good sized bedrooms and a family shower room. There is good parking provision to the front and low maintenance courtyard style garden to the rear.



Reception Area Door to the front, stairs to the first floor.	Bedroom 15'11 x 10'2 (4.85m x 3.10m) Double aspect with window to the front and side, built-in wardrobe with full height sliding doors.	If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.
Cloakroom 6' x 2'11 (1.83m x 0.89m) Wash basin and wc.	Bedroom 12'11 x 10' (3.94m x 3.05m) Double aspect windows to the front and side.	
Living Room 15'11 x 14' (4.85m x 4.27m) A light and airy double aspect room with large window to the front, further high level window to the side with feature contemporary style gas fire, archway to dining room.	Bedroom 10'2 x 10' (3.10m x 3.05m) Double aspect with windows to rear and side elevations.	
Dining Room 10' x 9'11 (3.05m x 3.02m) Window to the side, connecting door to kitchen and sliding door to conservatory.	Shower Room 8' x 6'11 (2.44m x 2.11m) Shower cubicle, wash stand with bowl and mixer tap, wc, heated towel rail, window to the rear, walk-in shelved linen cupboard housing a wall mounted gas fired boiler.	
Conservatory 10'9 x 9'8 (3.28m x 2.95m) Double doors to the side leading to terrace/garden.	Outside Front Garden Good size block paved hardstanding providing off road parking for several cars, mature hedging to the front and established shrub beds. Rear Garden Designed for ease of maintenance and predominately block paved with artificial grassed borders.	
Kitchen 10' x 9'11 (3.05m x 3.02m) Fitted with a range of traditional style cupboard and drawer, base units with matching wall mounted cabinets and work surface with inset sink and doorway to the utility room.	Agents Note None of the services or appliances mentioned in these sale particulars have been tested.	
Utility Room 8'5 x 6'11 (2.57m x 2.11m) Glazed panelled door to the rear, range of units, space and plumbing for washing machine.		
Bathroom 7'7 x 5'3 (2.31m x 1.60m) White suite comprising panelled bath with shower screen over, wash basin, wc small window to the side elevation and a Dimplex wall mounted fan heater.		
First Floor	Council Tax Band – D	
Landing Stairs rising from the reception area with a window to the side elevation, access to loft space.	A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.	



The floor plan shows a house with the following layout:

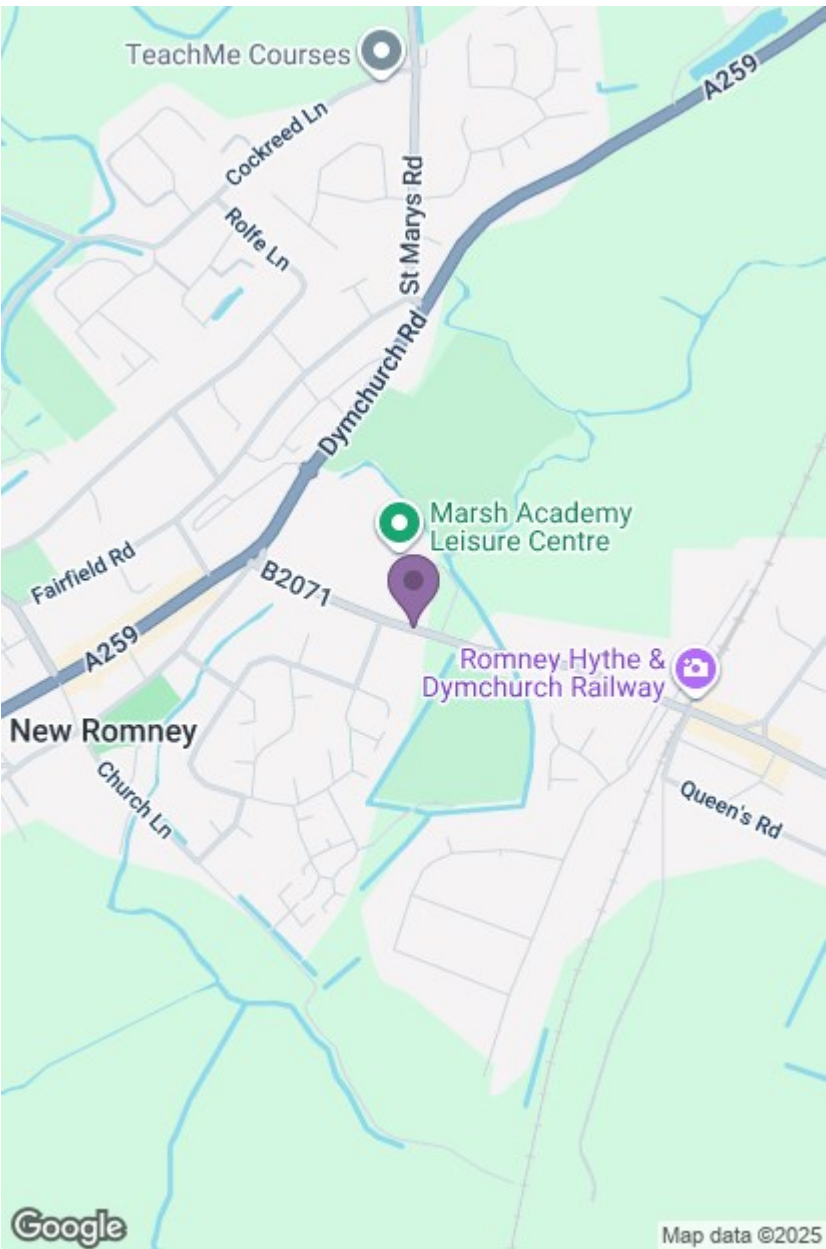
- CONSERVATORY: Attached to the Dining Room.**
- DINING ROOM:** Adjacent to the Conservatory and Kitchen.
- KITCHEN:** Adjacent to the Dining Room and Utility.
- LOUNGE:** The largest room, adjacent to the Dining Room and Kitchen.
- UTILITY:** Adjacent to the Kitchen and Bathroom.
- BATHROOM:** Adjacent to the Utility and WC.
- WC:** Adjacent to the Lounge and Bathroom.
- Stairs:** Located between the Lounge and the Bathroom/WC, with an arrow pointing **UP**.

A floor plan of a 3-bedroom house. The layout includes three bedrooms (yellow), a shower room (light blue), a landing (tan), a wardrobe (grey), and a staircase (white). The bedrooms are located at the top left, bottom left, and bottom right. The shower room is at the top right. The landing is in the center, with a staircase leading down to the right. A wardrobe is located between the top left bedroom and the landing. An air conditioning unit (AC) is shown on the wall between the top left bedroom and the shower room. The entrance is at the bottom center, leading into the landing area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		71	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (82-91) B (65-80) C (39-60) D (19-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2003/41/EC	



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**The Estate Offices Cinque Ports Street
Rye
East Sussex
TN31 7AD
Tel: 01797 224000
rye@rushwittwilson.co.uk
www.rushwittwilson.co.uk**