

**RUSH
WITT &
WILSON**



**43 Station Road, Romney Marsh, Kent TN29 9ED
By Auction £350,000**

Rush Witt & Wilson are delighted to offer this wonderful four bedroom home which has been sympathetically restored by the current owners offering characterful features throughout and is believed to date back to 1550 and was previously known as 'The Red Lion Inn'.

The living space is set across three floors and has a large cellar, garage with driveway and garden to two sides. Downstairs you will find the living room along with office/bedroom four. bathroom, door to cellar and kitchen dining room. The first floor is home to both bedroom 's one and two with the top floor being bedroom three with on-suite shower room.

This property is an absolute delight with history flowing through it. Viewings are highly recommended. Method of Auction which is operated by iamsold Limited.

Living Room

15'3" x 14'2" (4.656 x 4.331)

Spacious living space with exposed floorboards, picture window overlooking garden and feature exposed brick fireplace

Kitchen/Dining Room

13'8" x 12'10" (4.181 x 3.918)

Fitted with a range of light-coloured base and eye level units. Door to front

Bedroom 4/office

11'1" x 7'0" (3.387 x 2.146)

Exposed floorboards & picture window overlooking the garden.

Bedroom one

14'8" x 12'2" (4.494 x 3.726)

Exposed floorboards, decorative feature fireplace and large window overlooking garden.

Bedroom Two

9'11" x 8'9" (3.023 x 2.684)

Exposed floorboards, storage cupboard, window overlooking garden.

Bedroom Three

17'3" x 8'3" (5.282 x 2.527)

Stunning loft room with beams set across the ceiling, skylight with roof top views, en-suite shower room.

Cellar

Spacious cellar (historically used for storage and kegs for The Red Lion)

Bathroom

Free standing bathtub, w.c, wash hand basin and exposed timbers

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band - B

Auctioneers Comments:

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

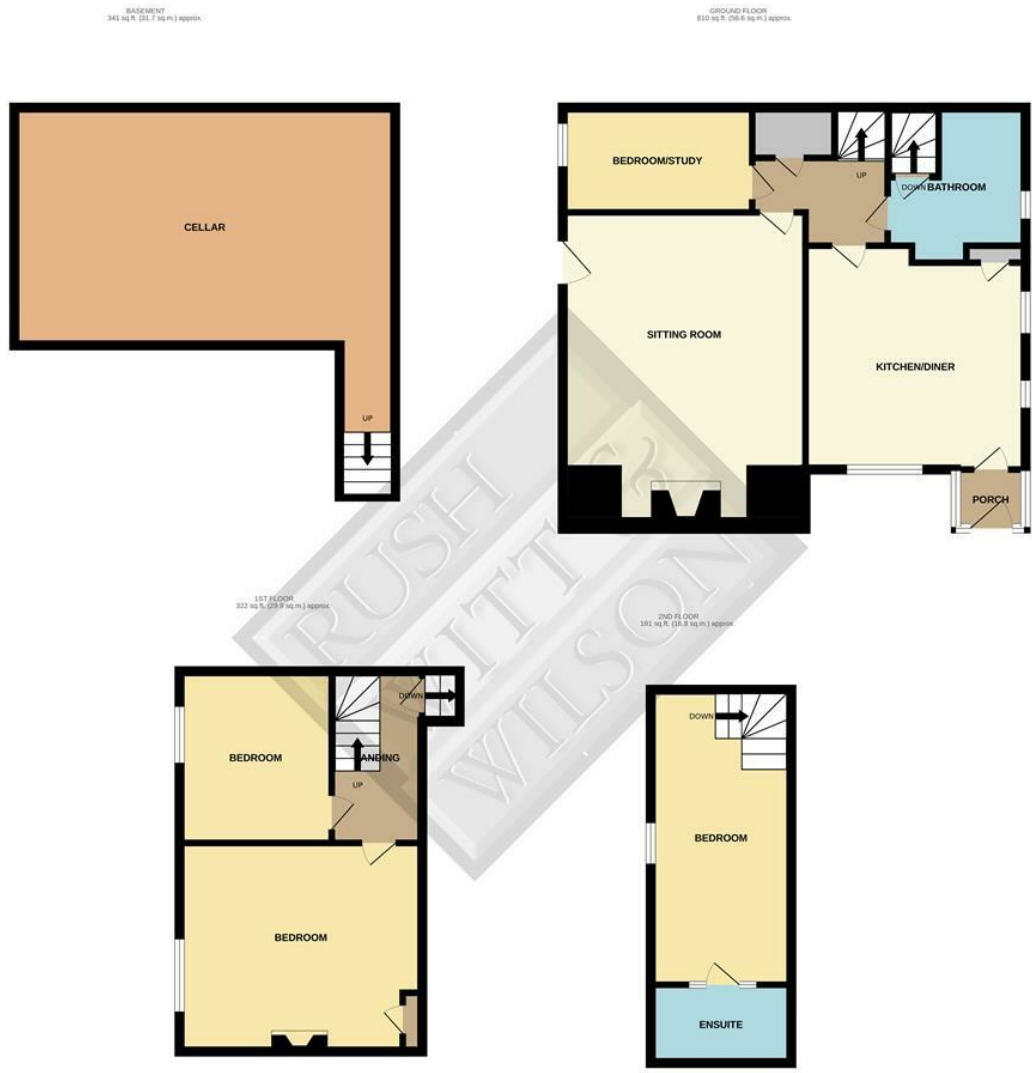
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack

is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a NonRefundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc.

VAT. These services are optional.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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