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Newlands St. Marys Bay, Romney Marsh, TN29 0EX

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Asking Price £325,000

This delightful semi-detached home blends comfort with modern living, it offers three well-proportioned bedrooms, ideal for families or anyone needing extra space.

The convenience of off-street parking for up to three vehicles sets the tone for easy, stress-free living. Eco-conscious buyers will also appreciate the addition of solar panels, ensuring improved energy efficiency and long-term sustainability—an essential benefit in today's world.

Step inside to discover a sleek, contemporary kitchen that combines practicality with warmth, offering an ideal setting for everything from everyday meals to hosting friends and family. This welcoming space flows effortlessly into a bright conservatory or garden room, creating a peaceful retreat where you can relax and enjoy uninterrupted views of the garden.

In summary, this charming semi-detached house in Newlands presents a fantastic opportunity to enjoy a serene setting paired with modern convenience. Thoughtfully designed and wonderfully practical, it is a home that appeals to a wide range of buyers. Don't miss your chance to make this lovely property your own.

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Key Features

. 3 BEDROOMS

.SEMI-DETACHED.

.OFF ROAD PARKING

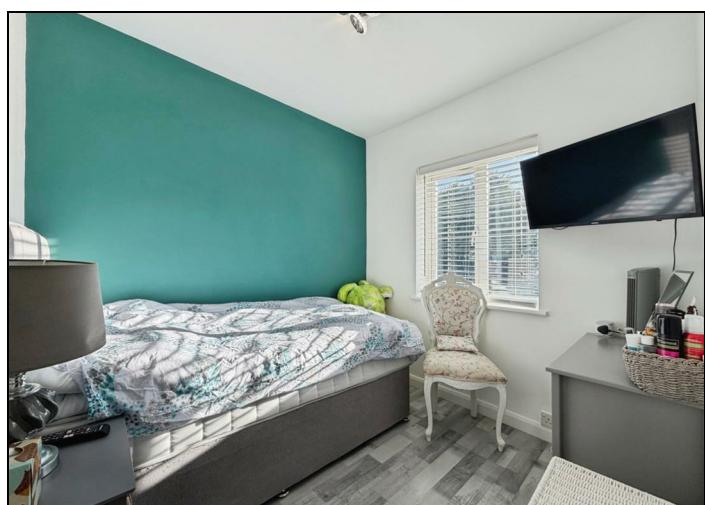
.LOG BURNER

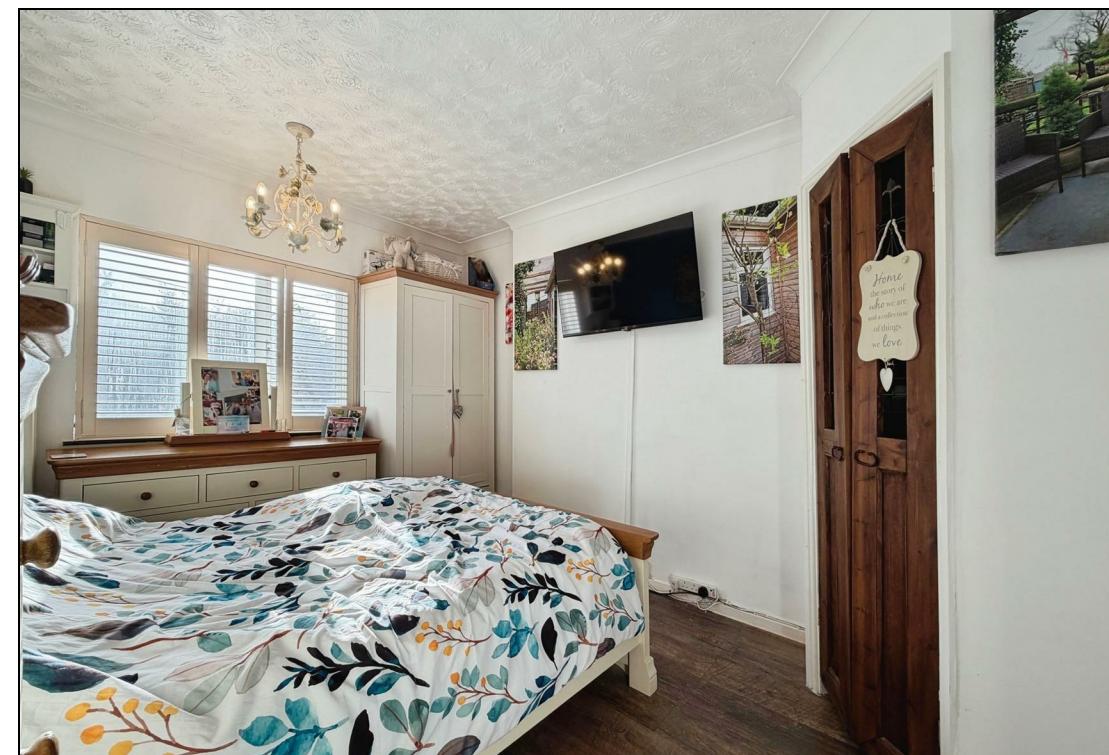
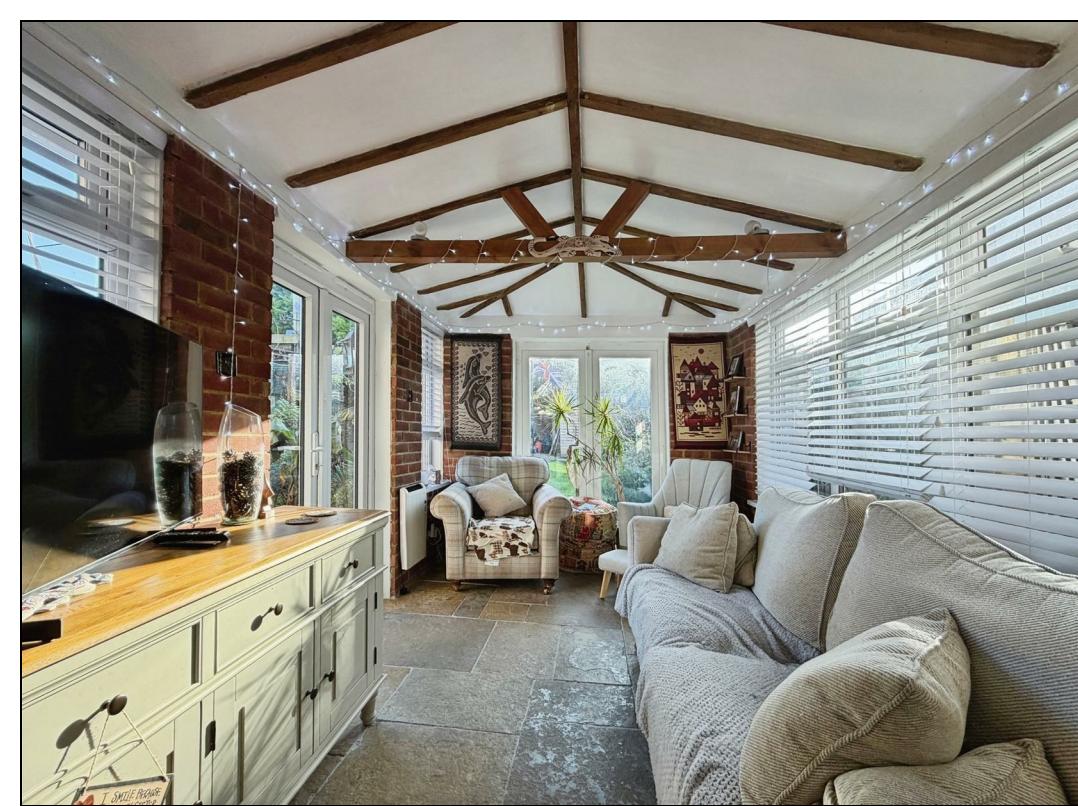
.CLOSE TO BEACH

.GAS CENTRAL HEATING

.STUNNING GARDEN ROOM

.CLOSE TO AMMENITIES







Discover the charm of coastal living in the Newlands, a welcoming home set in the sought-after seaside community of St. Mary's Bay on the tranquil Romney Marsh. Ideally positioned just moments from expansive beaches and local amenities, this property offers an inviting blend of comfort, convenience, and a relaxed coastal atmosphere. Whether you're searching for a peaceful retreat, a family home, or a getaway by the sea, Newlands presents a wonderful opportunity to embrace life on the Kent coast.

Services - Mains water, gas, electricity and sewerage

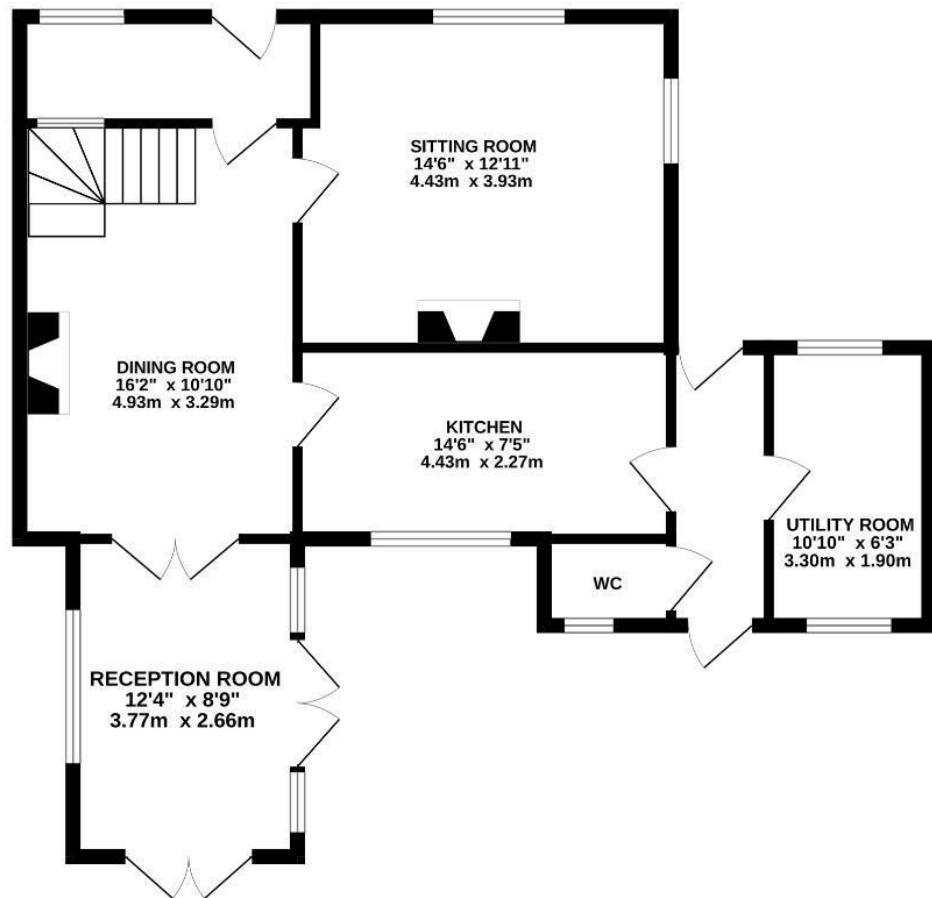
Heating - Gas Heating

Broadband - Average Broadband Speed
18mb to 80mb

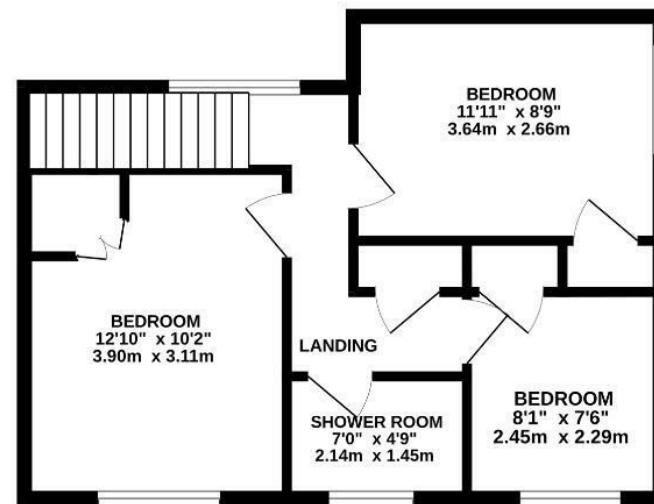
Mobile Phone coverage - Poor - Good
Flood Risk - Medium



GROUND FLOOR



1ST FLOOR



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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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			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			