

**MARTINS  
ESTATES**  
SALES AND LETTINGS



**11 Blenheim Road  
New Romney, Kent TN28 8PR**

**Asking Price £285,000**

Welcome to 11 Blenheim Road, a charming end terrace house located in the picturesque area of Littlestone close to the high street with a selection of local shops and take aways. The property is on a bus route and there are Doctors and Dentists nearby as well as schools for all ages in New Romney. This delightful property boasts two reception rooms, three cosy bedrooms, and a well-maintained bathroom, perfect for a small family or those looking for a peaceful retreat by the sea.

Dating back to pre-1914, this house exudes character and history, offering a unique living experience for its new owners. With parking space for one vehicle, you'll never have to worry about finding a spot after a long day out exploring the nearby attractions.

Situated in close proximity to the prestigious Littlestone Golf Club, golf enthusiasts will find themselves perfectly placed to enjoy their favourite pastime. Additionally, the convenience of being near New Romney Town Centre ensures that all your daily amenities are within easy reach.

Just a few minutes' walk from the seafront, you can enjoy leisurely strolls along the beach or simply relax and take in the calming sea views. The large rear garden provides a tranquil outdoor space, ideal for hosting gatherings with friends and family or simply unwinding after a busy day.

This property is in good order throughout, meaning you can move in and start enjoying your new home straight away without the hassle of renovations. Don't miss out on the opportunity to own a piece of history in this idyllic location. Contact us today to arrange a viewing and make this charming house your new home.

The property has no onward chain and is available immediately and would make an ideal investment purchase, first time buy or second home..



**Entrance hallway**

**Living Room**

11'1" x 10'1" (3.38m x 3.07m)

**Dining Room**

10'7" x 13'6" (3.23m x 4.11m)

**Kitchen**

8'10" x 7'10" (2.69m x 2.39m)

**Bathroom**

7'10" x 5'7" (2.39m x 1.70m)

**Landing**

**Bedroom 1**

11'3" x 13'6" (3.43m x 4.11m)

**Bedroom 2**

11'4" x 7'8" (3.45m x 2.34m)

**Bedroom 3**

9' x 7'10" (2.74m x 2.39m)







Approximate Gross Internal Area = 74 sq m / 796 sq ft

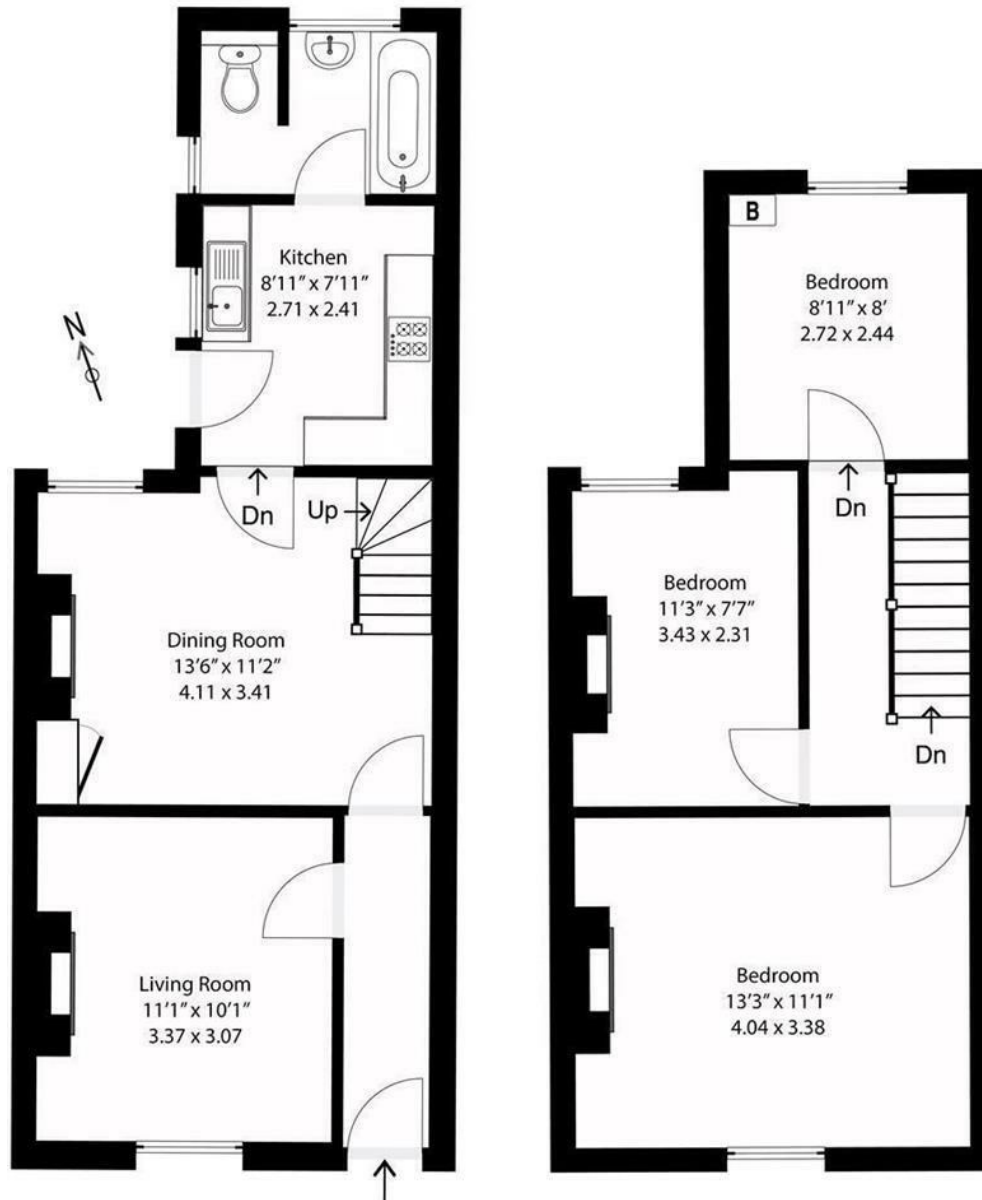


Illustration for identification purposes only. Measurements are approximate. Not to scale. Outbuildings are not shown in actual location.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>			
(39-54) <b>E</b>		46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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