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## 31 Roberts Road, Greatstone

Guide Price £450,000

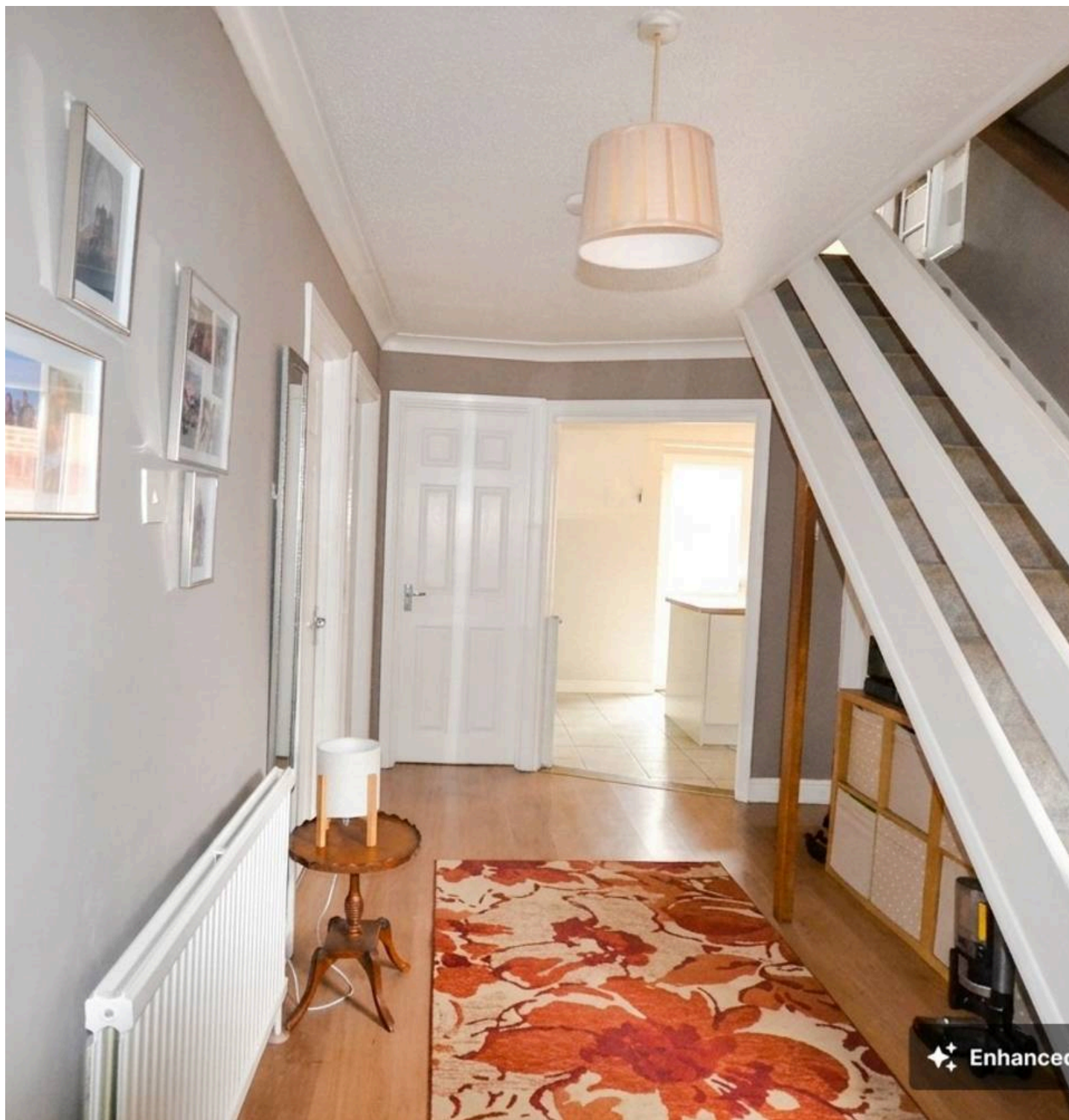
Skippers

## 31 Roberts Road

Greatstone, New Romney

Spacious 4-bed detached house near beach, shops and schools. Two bathrooms, flexible living, front and rear gardens, EV charging, ample parking and nature reserve views. Guide price £450,000–£475,000.

- Guide price £450,000 to £475,000
- A well presented detached home. Ready to move into
- Conveniently located close to a range of local amenities, including restaurants, schools and shops.
- Just a short walk from the beach, offering an enviable coastal lifestyle.
- Four well-proportioned double bedrooms.
- Two bathrooms, including a convenient ground floor wet room.
- Enjoying views over the adjacent SSSI nature reserve.
- Flexible accommodation, adaptable to suit a variety of needs.





This well-presented four-bedroom detached house, offered with a guide price of £450,000 to £475,000, is ready to move into and offers a superb opportunity for families or those seeking flexible living space. The property is conveniently situated close to a range of local amenities, including restaurants, schools and shops, making daily life both practical and enjoyable. Just a short walk from the beach, this home provides an enviable coastal lifestyle, perfect for those who enjoy seaside living and outdoor activities. The accommodation comprises four well-proportioned double bedrooms, providing ample space for family, guests or home working. There are two bathrooms, including a convenient ground floor wet room, ensuring comfort and accessibility for all residents. The living areas enjoy delightful views over the adjacent SSSI nature reserve, bringing a sense of tranquillity and connection to nature into the home. With its flexible layout, the property can easily be adapted to suit a variety of needs, whether you require additional reception rooms, a study or space for hobbies.

Outside, the property boasts a great-sized front garden that not only enhances kerb appeal but also offers excellent outdoor space for relaxation or recreation. The front garden is further complemented by a car charging point, catering to those with electric vehicles. To the rear, a low-maintenance garden provides a peaceful retreat and features a substantial workshop or storage building, ideal for hobbies or additional storage needs. There is also a garden shed that benefits from attractive views over the SSSI nature reserve, creating a unique and serene backdrop. The driveway offers ample off-road parking, ensuring convenience for multiple vehicles or visiting guests. Altogether, the outside space is thoughtfully designed to maximise both practicality and enjoyment, making this property an excellent choice for those seeking a well-rounded home in a desirable coastal location.

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### Entrance Hall

A spacious and welcoming entrance hall creates a stunning first impression, leading into this beautiful home and complemented by a conveniently located WC.

### Living room

19' 5" x 21' 3" (5.93m x 6.47m)

A very spacious living room flooded with natural light, creating the perfect place to relax and an ideal hub for entertaining family and friends.

### Kitchen

14' 4" x 6' 8" (4.36m x 2.04m)

A modern and well-appointed kitchen with direct access to the garden, perfect for everyday living and entertaining.

### Ground floor bedroom

11' 11" x 10' 5" (3.64m x 3.17m)

A generous double ground floor bedroom enjoying peaceful views over the garden and the beautiful SSSI nature reserve beyond.

### Ground floor bedroom

11' 11" x 10' 4" (3.64m x 3.14m)

A generous double ground floor bedroom, conveniently located next to the wet room, enjoying peaceful views over the garden and the beautiful SSSI nature reserve beyond.

### Wet room

A generous and accessible ground floor wet room, thoughtfully designed for comfort and convenience.

### Landing

A spacious landing with useful storage, leading to the family bathroom and two generous double bedrooms.

### Bedroom

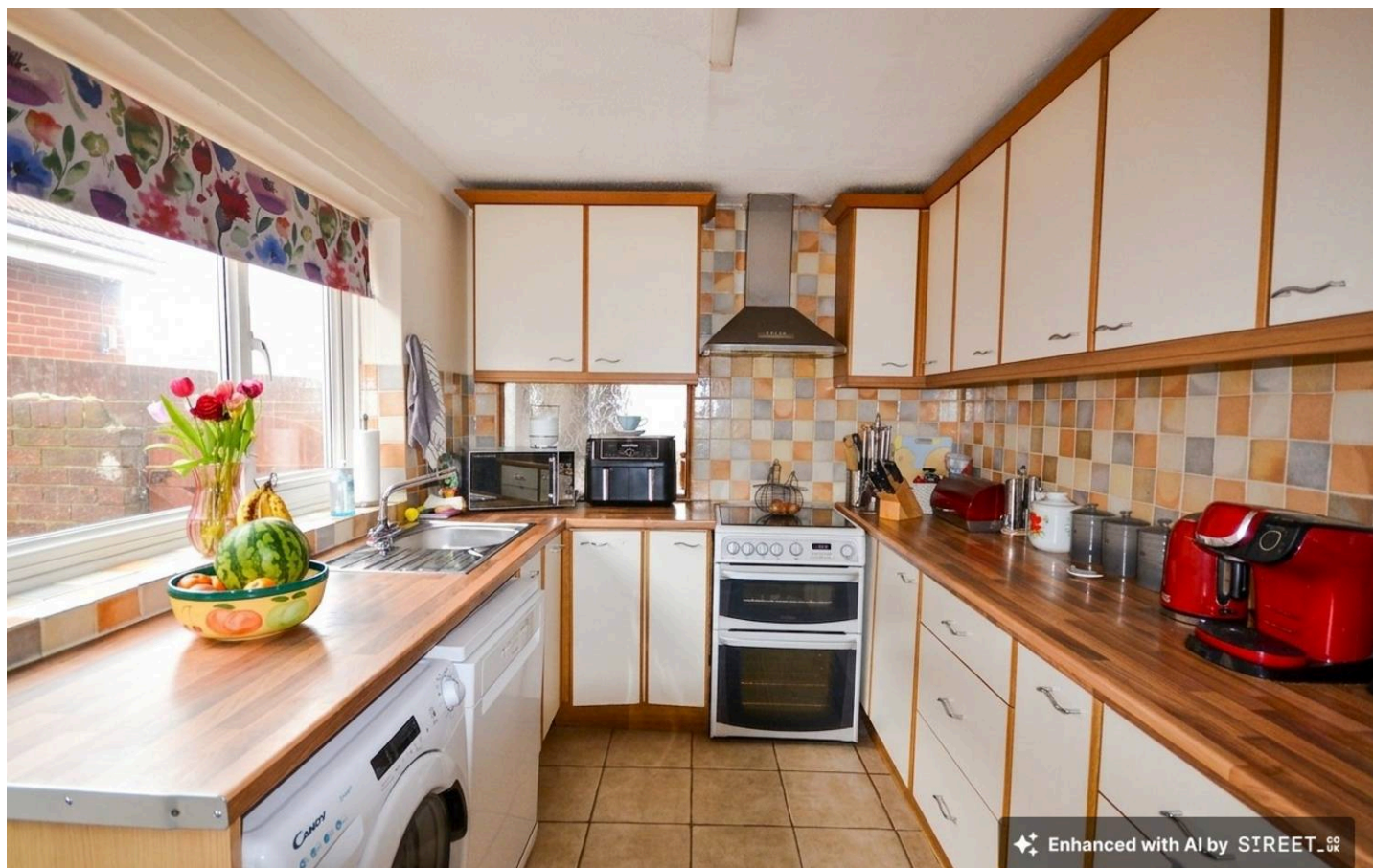
15' 0" x 11' 10" (4.58m x 3.61m)

A generous double bedroom with fitted storage, enjoying lovely garden views and far-reaching outlooks over the SSSI nature reserve to the rear.

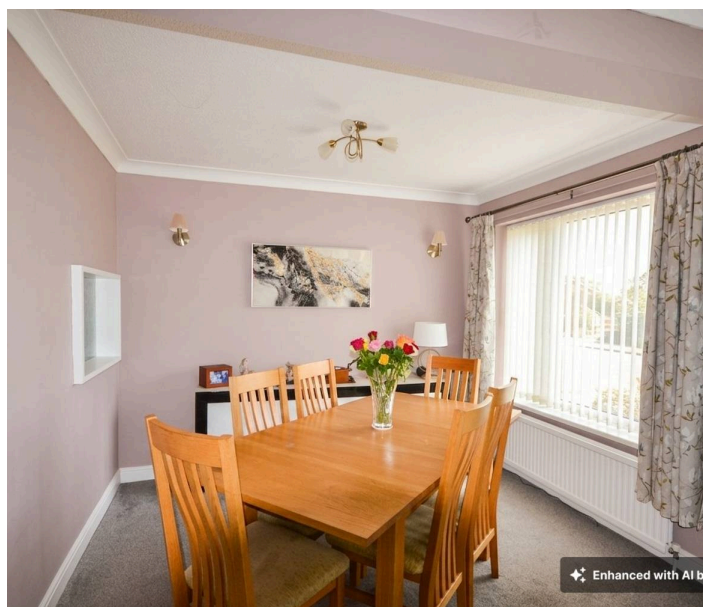
### Bedroom

15' 3" x 11' 10" (4.64m x 3.61m)

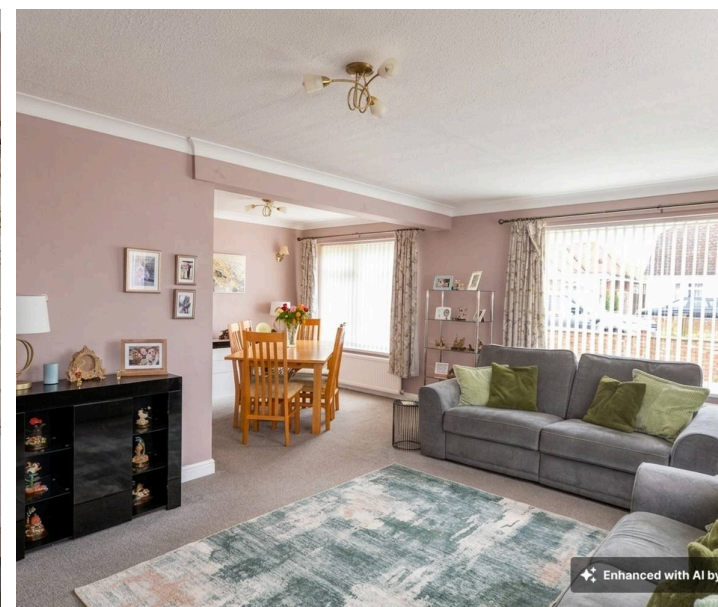
A bright double bedroom to the front of the property,



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### **FRONT GARDEN**

A great-sized front garden offering excellent outdoor space and kerb appeal. Also benefits from a car charging point.

### **REAR GARDEN**

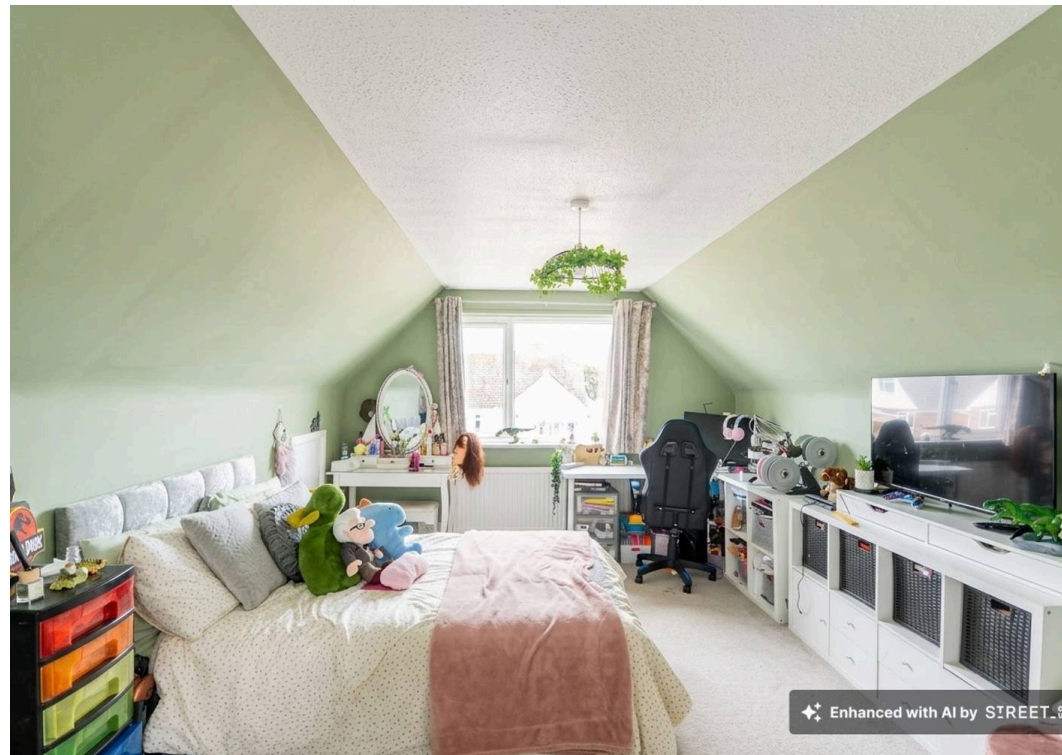
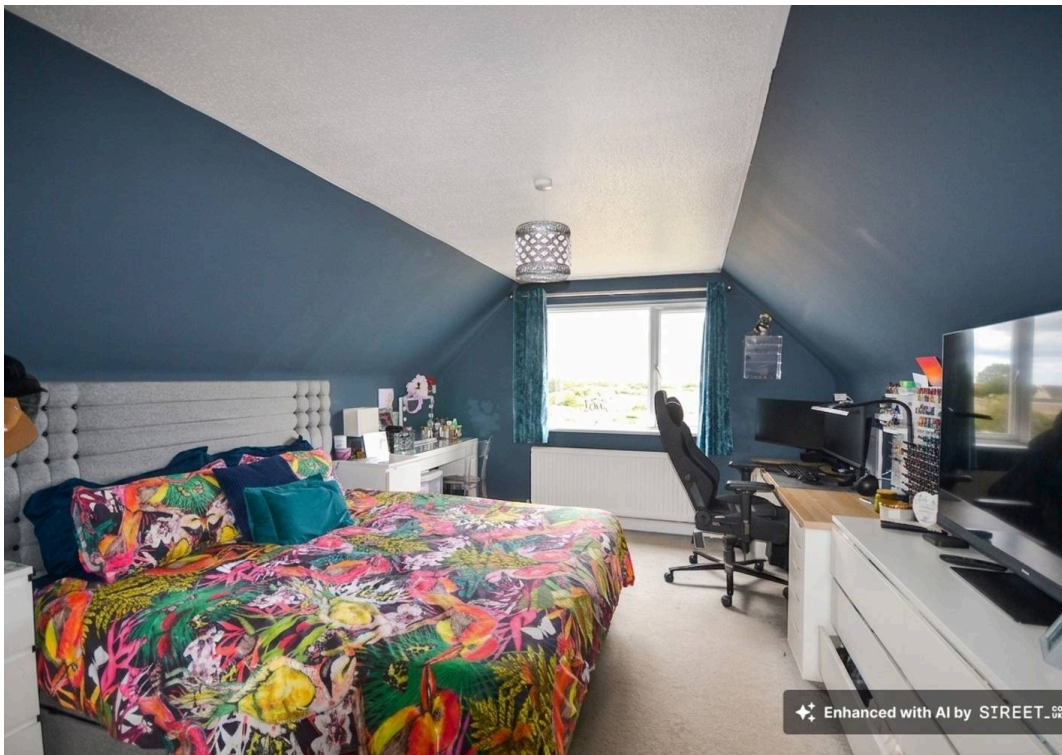
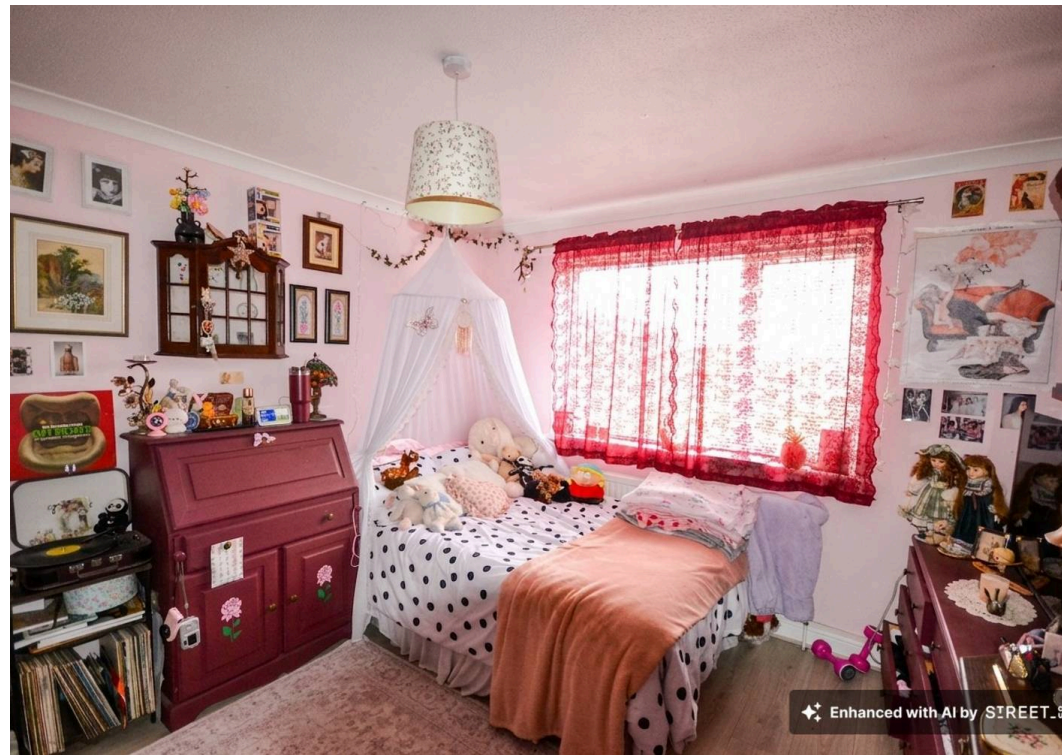
A low-maintenance rear garden featuring a substantial workshop/storage building, a garden shed enjoying attractive views over the adjacent SSSI (Site of Special Scientific Interest) nature reserve.

### **DRIVEWAY**

2 Parking Spaces

A driveway providing ample off-road parking.







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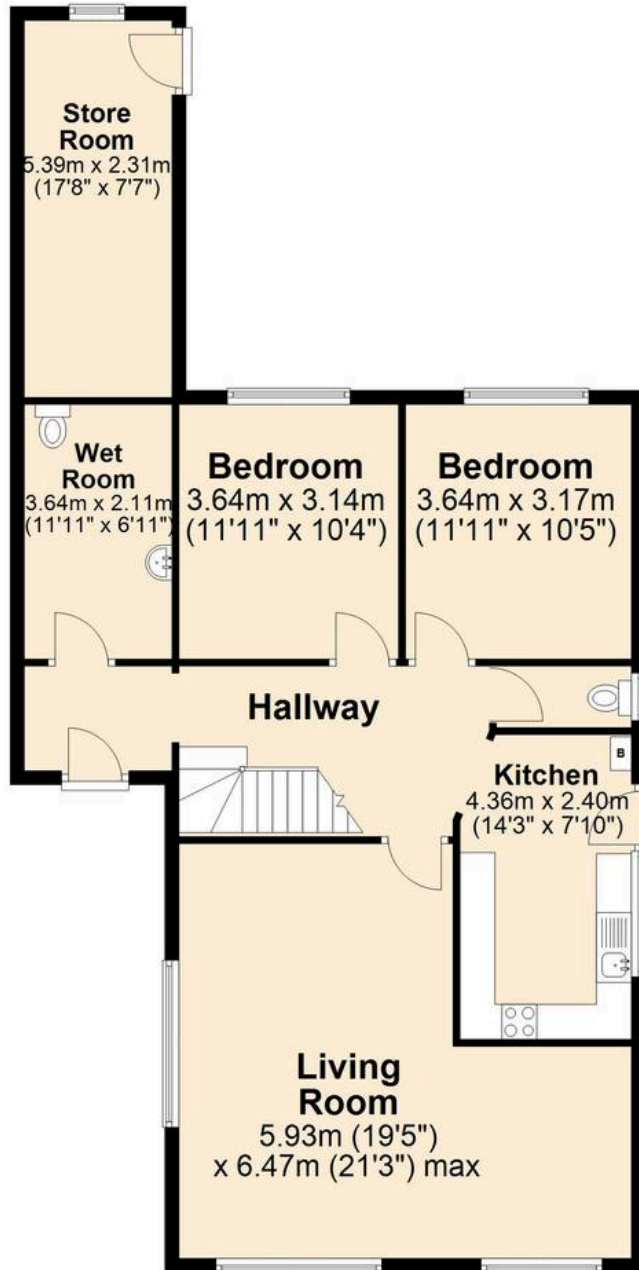
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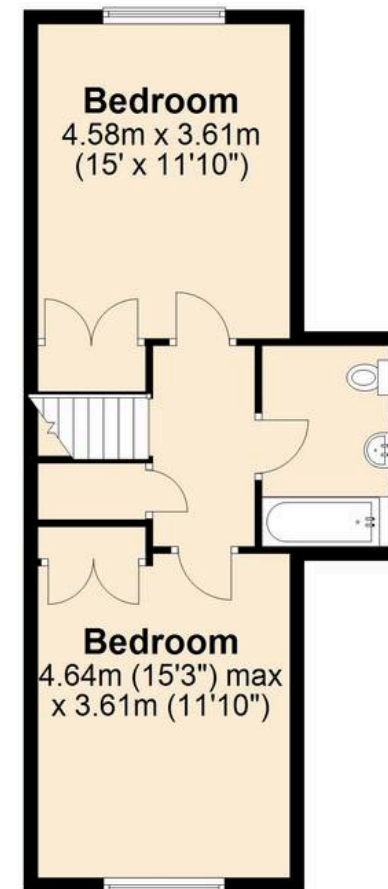
## Ground Floor

Approx. 103.0 sq. metres (1108.7 sq. feet)



## First Floor

Approx. 48.4 sq. metres (521.4 sq. feet)



Total area: approx. 151.4 sq. metres (1630.1 sq. feet)



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