

# PHILLIPS & STUBBS

SAND DUNES  
71 THE PARADE  
GREATSTONE  
KENT  
TN28 8RE





## Price Guide: £549,500 FREEHOLD

A DETACHED FIVE BEDROOM COASTAL HOUSE OFFERING FLEXIBLE ACCOMMODATION WITH DIRECT ACCESS OVER THE SAND DUNES ONTO THE BEACH ENJOYING 180 DEGREE SEA VIEWS OVER THE ENGLISH CHANNEL. THE PROPERTY HAS RECENTLY BEEN COMPLETELY RENOVATED AND WOULD MAKE AN IDEAL SECOND HOME/HOLIDAY LET INVESTMENT.

ENTRANCE LOBBY | ENTRANCE HALL | CLOAKROOM | FULLY FITTED KITCHEN | SUN ROOM | BEDROOM THREE WITH EN-SUITE SHOWER ROOM | GUEST BEDROOM FOUR WITH EN-SUITE SHOWER ROOM AND KITCHEN | FIRST FLOOR LANDING | LIVING ROOM WITH BI-FOLDING DOORS OUT ONTO THE BALCONY | BEDROOM ONE WITH EN-SUITE BATH/SHOWER ROOM AND WALK IN DRESSING ROOM | BEDROOM TWO WITH EN-SUITE SHOWER ROOM | BEDROOM FIVE/STUDY, FAMILY SHOWER ROOM | INTEGRAL DOUBLE GARAGE WITH UTILITY AREA | AIR CONDITIONING | GAS HEATING | DOUBLE GLAZING | EXTENSIVE PARKING AREA | REAR GARDEN WITH DECKING WITH DIRECT ACCESS ONTO THE BEACH.

Located on the Parade in Greatstone fronting the beach, although local amenities are available including several public houses, the main shopping town of New Romney is approximately 2.5 miles away offering supermarkets, banks as well as a wider range of shopping facilities. The Channel Tunnel at Folkestone is approximately 16 miles and Dover is approximately 26 miles.





Main line railway stations locally are at Appledore and Ham Street both within 9 miles being on the Ashford to Brighton line. Ashford International is approximately 13 miles and has connections to the Continent on Euro Star as well as the high speed service to London St Pancras in 37 minutes. The M20 may also be joined at Ashford with connections to the M25.

Sand Dunes has been the subject to an extensive refurbishment programme with attention to detail that has been respected at every stage of the project to create a modern low maintenance high tech beach house offering flexible accommodation suitable for a variety of means. Some of the upgrades and features include:

- Most rooms have Free Sat and Freeview.
- All en-suites have digitally operated Aqualisa shower units (except bedroom three which is thermostatically controlled). Bedrooms one and two have remote control push start facility.
- The entrance hall and living room have a colour monitor entry phone system to the front door.
- Virtually all of the external brickwork has been rendered with one coat Monocouche solid colour render which means the house never needs to be painted, it is water proof, breathable and A + green guide rated.
- The roof has been stripped off, renewed with 110m King Span insulation and covered with five layers of high performance polyester/fibreglass re-enforced felt estimated to have a lifespan of between 25-30 years. The roof is now classed as a warm roof and has very good cold and hot weather efficiency.
- All soffits and gutters being replaced with low maintenance white plastic.
- The property has been rewired with remote controlled lights in the living room with 5 amp light sockets, nearly all lights are on dimmer switches.
- New plumbing includes a 37 kilo watt Echo Tech plus valiant boiler with a 300 litre high pressure water storage system providing instant hot water on demand.
- The ceilings in the ground floor bedrooms three and four/guest suite have been acoustically sound proofed to reduce any noise from the living room



above.

- The main four bedrooms, living room and kitchen have air conditioning units which also double up as a low cost heating system (you are able to put the air con unit on heating mode just to take the chill off if you do not wish to fire up the whole central heating system).
- If you require further information or detailed specifications on any of the above we would be happy to supply this upon request.

Entrance porch opening into the entrance hall, marbled tiled flooring with doors off to all main ground floor rooms, stairs

rising to first floor. The kitchen/breakfast room has been designed and made in Germany with all Bosch appliances including two built in ovens, built-in microwave/oven, integrated dishwasher, four ring gas hob with middle wok burner, extractor fan. Black granite work surfaces and porcelain tiled flooring. Glazed doors lead into the sun room which in turn has is a door to the integral double garage with utility area as well as glazed door out onto the rear garden.

Cloakroom comprising marble tiled flooring, low level wc and wash hand basin.  
Inner hallway with bedroom three having wood flooring,



double doors out to the rear garden and en-suite shower room comprising Aqualisa shower unit, wash hand basin, low level wc, fully tiled.

Bedroom four/guest suite has windows to both front and rear, en-suite shower room comprising Aqualisa shower unit, low level wc, wash hand basin, towel rail, window to side, tiling and wooden panelling. Off the bedroom is a kitchenette/studio having wooden flooring, built-in work surface with sink unit, tiling to splash backs, window to side and doors out onto the rear garden.

It is considered that bedrooms three and four would be suitable for either small annexe or potential B & B.

On the first floor the landing provides access to all bedrooms and living room which is double aspect having bi-folding doors out onto the balcony enjoying 180 degree views along the beach as well as sea views across the bay to Sandgate and the White Cliffs of Dover.

The main bedroom suite has a window to the rear with sea views, walk-in dressing room fitted with cupboards and hanging rail, en-suite bathroom comprising Jacuzzi style spa bath, wash hand basin, low level wc, Aqualisa shower cubicle, fully tiled, window to rear.

Bedroom two .has a window to the front, en-suite shower room comprising Aqualisa shower unit, low level wc, wash hand basin, window to front, fully tiled.

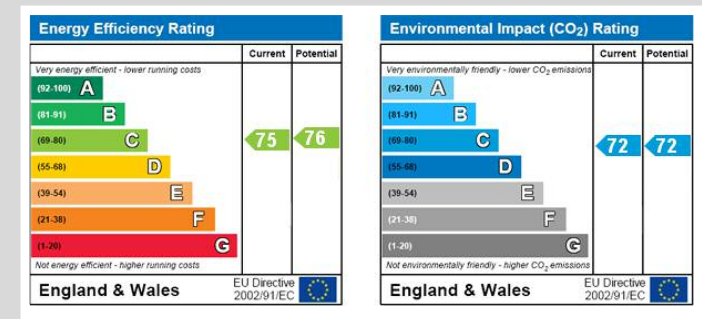
Bedroom five/study is double aspect with windows to the front and the side.

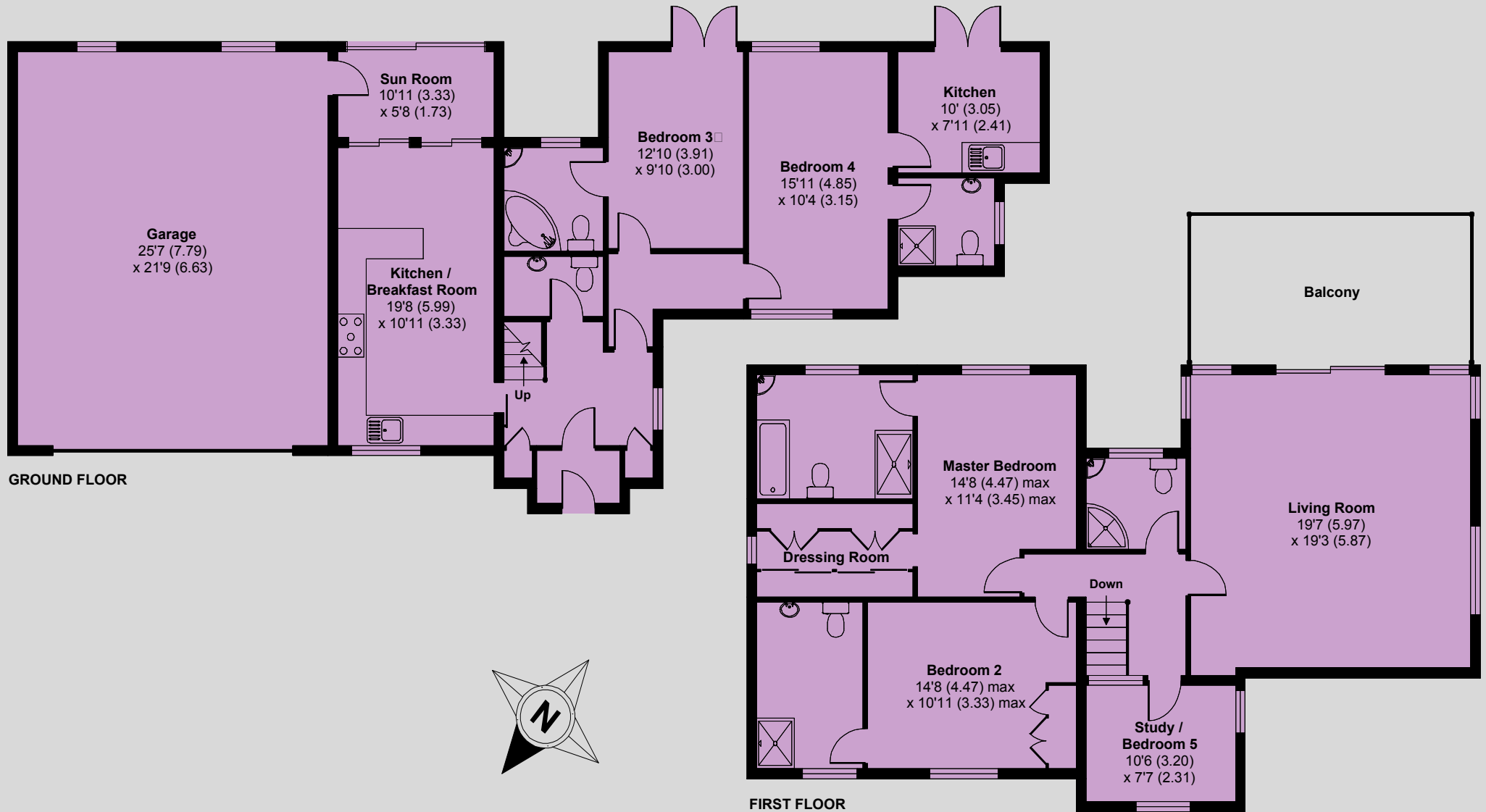
The family shower room comprises shower cubicle, low level wc, wash hand basin, window to the rear, fully tiled.

Outside to the front of the property there is a small retaining wall with an in and out tarmac driveway providing ample parking as well as access to an integral double garage with electric up and over door, utility area with light and power connected, work surface with sink unit, three hanging cupboards and three base units. Two windows to the rear and personal door to the sun room.

Rear garden has been landscaped with a coastal theme combining pebbles and shingle as well as an extensive area of wooden decking ideal for outdoor entertaining. There is direct access from the rear garden onto the sand dunes and beach and the actual boundary although not fenced, is up to the high water mark.

Local Authority Shepway District Council  
Viewing: Strictly by appointment





**APPROX. GROSS INTERNAL FLOOR AREA 2728 SQFT / 253.4 SQM**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Phillips & Stubbs and no guarantee as to their operating ability or their efficiency can be given.





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