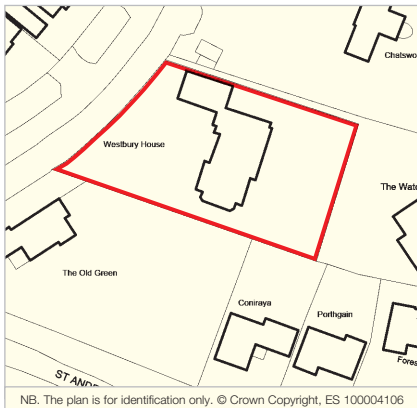


## New Romney Westbury House, Madeira Road, Littlestone, Kent TN28 8QX

- **A Freehold Detached Refurbished Six Bedroom House**
- GIA Extending to Approximately 608.5 sq m (6,550 sq ft)
- Gardens and Double Garage with Annexe
- Site Area Approximately 0.163 Hectares (0.402 Acres)

### Vacant Possession Upon Completion

#### BY ORDER OF MORTGAGEES



#### To View

The property will be open for viewing every Friday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

#### Seller's Solicitor

Lester Aldridge LLP (Ms S Kumar).  
Tel: 02380 827467.  
Email: sonya.kumar@la-law.com

#### VACANT – Freehold House



#### Tenure

Freehold.

#### Location

The property is located on the south side of Madeira Road. A range of local shops is available in New Romney itself with the further and more extensive facilities of Rye, Ashford and Folkestone also being within reach to the south-west, north and north-east respectively. Ashford International Rail Station provides both International services to the Continent and high speed services run to London's St Pancras with journey times of under 40 minutes. The A259 provides a route along the coast and the M20 Motorway is also within reach. The open spaces and beaches of the Kent Coast and the championship course at Littlestone Golf Club are also close at hand.

#### Description

The property comprises a detached house arranged over ground and two upper floors. The property benefits from gardens to the front and rear and a double garage with first floor annexe.

#### Accommodation

**Ground Floor** – Hall, Kitchen, Sitting Room, Dining Room, Study, Conservatory, Further Reception Room, Utility Room, Cloakroom

**First Floor** – Large Landing Area, Master Bedroom with Dressing Room, En-Suite and Balcony, Four Further Bedrooms all with En-Suite

**Second Floor** – Bedroom with Dressing Room and En-Suite

**Annexe** – One Room

**Approximate Gross Internal Area – 608.5 sq m (6,550 sq ft)**

**Site Area Approximately 0.163 Hectares (0.402 Acres)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.



