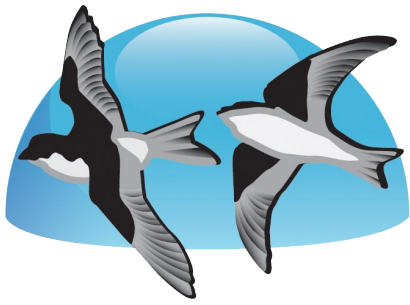


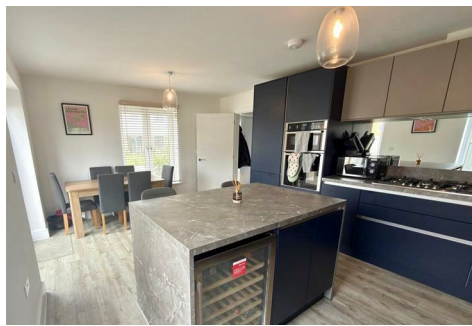


MARTINS ESTATES

SALES AND LETTINGS

Martins Estates Sales And Lettings High Street
Ashford
Kent
TN24 8SF

Tel: 01233610444



1 Boleyn Close, New Romney, TN28 8PG

Offers Over £360,000

No Onward Chain

Located within Phase 3 of the highly desirable Pentland Homes development in New Romney, Kent, this exceptional three-bedroom Semi-detached family home, built in 2023, offers stylish and contemporary living throughout. Conveniently positioned within walking distance of the town centre and just a short drive from the popular Dymchurch seafront, the property perfectly combines modern comfort with coastal convenience.

The heart of the home is the impressive open-plan kitchen, dining room, creating a wonderful space for both everyday family life and entertaining guests. Flooded with natural light, this versatile living area features double doors opening onto a generous rear garden, ideal for outdoor dining and relaxation during the warmer months.

The ground floor further benefits from a spacious and inviting lounge, providing the perfect retreat, along with a conveniently located cloakroom/WC.

To the first floor, the superb principal bedroom boasts fitted wardrobes and a contemporary en-suite shower room. There are two further well-proportioned bedrooms, including a generous king-sized bedroom and a versatile third bedroom which could equally serve as a guest room, nursery, or home office. A modern family bathroom completes the accommodation.

Property offers two private allocated covered parking spaces. With multiple visitor spaces available for guest within the development.

Finished to a high standard throughout and still benefiting from its nearly new condition, this attractive home presents an excellent opportunity for families, professionals, and those seeking a modern property in a well-connected coastal location.

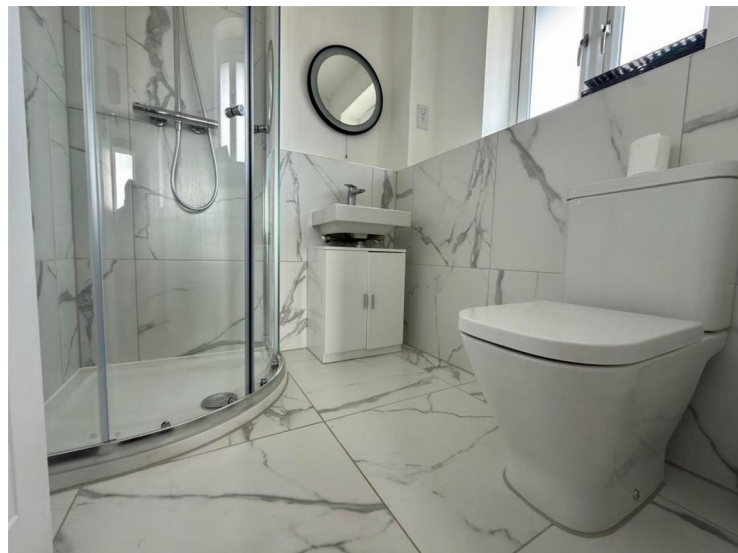
1 Boleyn Close, New Romney, TN28 8PG

Living Room

18'2" x 11'4" (5.54m x 3.46m)



En-suite shower



Downstairs W/C



Kitchen / Dining Room

18'2" x 12'4" (5.54m x 3.76m)



Bedroom 1

12'3" x 10'4" (3.74m x 3.16m)



Bedroom 2

12'5" x 9'8" (3.79m x 2.95m)

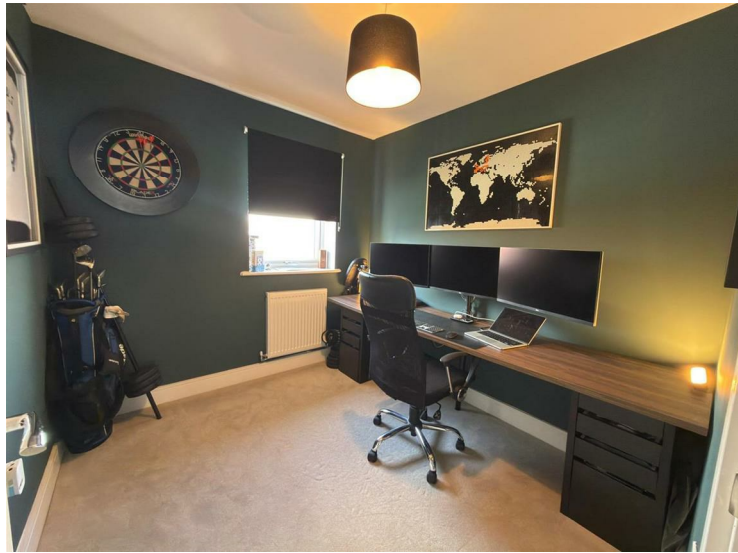


Main family Bathroom



Bedroom 3

8'8" x 8'0" (2.66m x 2.46m)





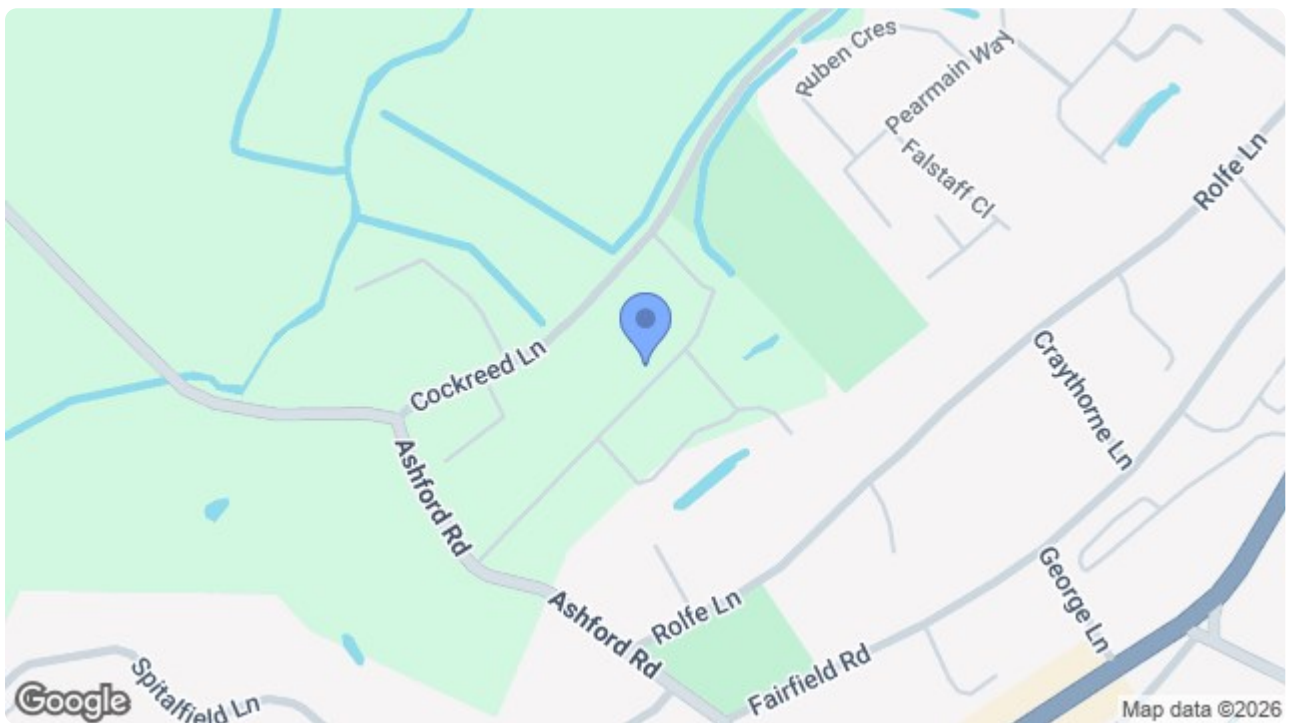
GROUND FLOOR

KITCHEN/ DINING	5.54m x 3.76m / 18'2" x 12'4"
LIVING ROOM	5.54m x 3.46m / 18'2" x 11'4"



FIRST FLOOR

BEDROOM 1	3.74m x 3.16m / 12'3" x 10'4"
BEDROOM 2	3.79m x 2.95m / 12'5" x 9'8"
BEDROOM 3	2.66m x 2.46m / 8'8" x 8'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

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