

PHILLIPS & STUBBS



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COUNTRY



St Augustine's occupies an enviable position within 100 yards of the seafront where the sands on the beach at low tide extend out about half a mile from the sea wall. The village of Littlestone on Sea was started in the 1880's as a resort for the gentry and has two local golf courses, one of which is a championship course. The local town of New Romney, situated in the historic area of the Romney Marsh, is about 1 mile distant with a good range of shops and other facilities, including a Sainsbury supermarket. Primary and secondary schooling is also available in the local area. The famous Romney, Hythe & Dymchurch light railway has a station here with services running from Dungeness to Hythe. Dungeness, 4 miles, is only one of four areas recognised as High Nature Conservation Value (HNCV) in Kent and is designated as a Site of Special Scientific Interest (SSSI). The area is also popular with artists and photographers and features regularly in numerous Life Style magazines. The Ancient Town and Cinque Port of Rye, renowned for its historical associations, medieval fortifications and fine period architecture is 13 miles. The Channel Tunnel at Folkestone is approximately 14 miles. Ashford International is approximately 16 miles and has high speed connections to London St Pancras in 37 minutes.

A former Catholic church lovingly converted with a contemporary design which gives a tremendous sense of space whilst retaining the character and original features of the building, including large arched windows along both sides, Victorian tiled floors and a beautiful roof with exposed trusses. The building is rectangular in shape with mellow brick elevations and a steeply pitched double height roof with gable ends and an attractive Cape Dutch double façade. The light, spacious accommodation is arranged over two levels, as shown on the floor plan. To the rear of the building, there is a later addition which is yet to be converted as part of the original planning consent and subject to preference could provide ancillary accommodation or be integrated into the main house.

The property is approached via an entrance vestibule with original Victorian floor tiling, to either side of which is a boot room and a boiler room. From the vestibule, a part glazed door with arched tracery opens into a spectacular, light filled open plan living room, dining room and bespoke rustic kitchen with flagstone flooring, 10 large arched windows, a stainless steel sink with mono tap set into a polished concrete surround with work surfaces made from reclaimed floorboards to either side and an industrial style turned metal staircase leading to a galleried landing.

Adjacent to the kitchen area is a utility room with a sink and plumbing for a washing machine, a door to outside and a cloakroom. From this area there is access to a large lower ground floor basement with double doors to the garden, a rear hall and a second cloakroom. These areas are largely unconverted but could be configured to provide ancillary accommodation.

The vaulted first floor accommodation is built into the beautiful roof space with exposed roof trusses, Victorian metal braces, barn style sliding doors with overhead track and trolley hardware, column radiators, industrial style light fittings and sky light windows. There are five bedrooms, two of which have en suite shower rooms, together with a family bath/shower room with a roll top bath, shower enclosure with rain shower, close coupled w.c , console basin, panelled walls and mosaic tiled floor.

Outside: The property is approached over a driveway giving access to a large area of hardstanding providing off road parking for several cars. There is a large area of level garden set down to lawn. (please note view of the beach front has not be taken from the property)

Services: Mains water, gas, electricity and drainage. Gas central heating (part underfloor). EPC rating C. Council Tax Band: To be assessed.

Guide price: £1,000,000 Freehold

St Augustine's, 135 Queens Road, Littlestone, Kent TN28 8NA



A beautifully converted Victorian church affording a spectacular open plan interior and occupying an enviable position just 100 yards from the seafront.

- Entrance vestibule • Open plan living room, dining room and kitchen • Utility room • Two cloakrooms
- Boot room • Boiler room • Rear hall • Store • Lower ground floor basement • Five bedrooms • Three en suite shower rooms • Family bath/shower room • Off road parking for several vehicles • Large garden

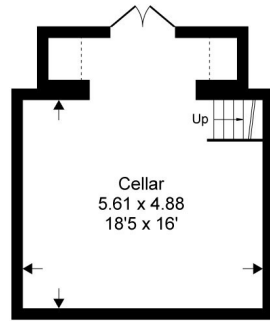


Directions: From the M20, Junction 10, join the A2070 towards Brenzett. At Brookland join the A259 signposted Folkestone and New Romney. Continue into New Romney and at the far end of the High Street, by the traffic lights, turn right onto the B2071, signposted to Littlestone on Sea. Continue along this road for about 1.75 miles and at the T Junction, turn right onto Grand Parade. Take the first right into Queen's Road and the property will be seen on the right after a short distance.

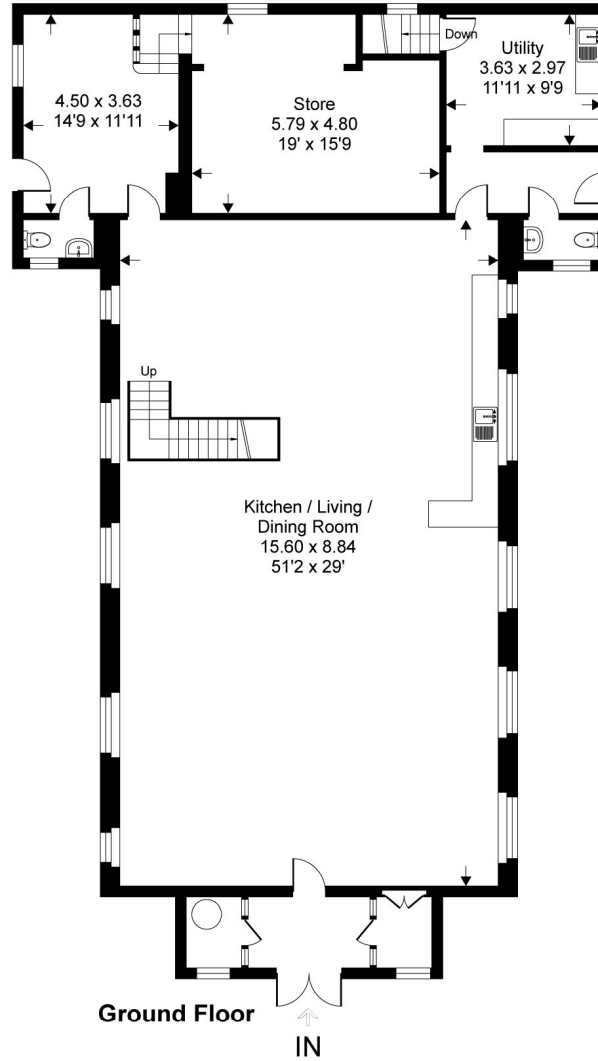


St Augustine's, Queens Road

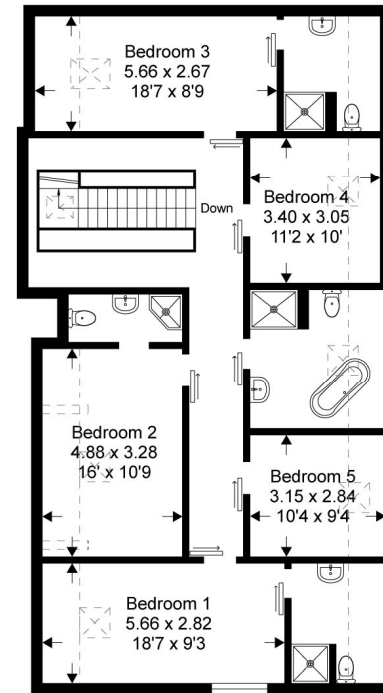
Approximate Gross Internal Area = 352 sq m / 3793 sq ft
(excludes restricted head height)



Lower Ground Floor



Ground Floor



First Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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