



Seabourne Way

Dymchurch Romney Marsh TN29 0PX

- Link-Detached Bungalow
- Quiet Cul-De-Sac Location
- Kitchen & Lean-To Utility Area
 - Front & Rear Gardens
- Off Road Parking & Garage
- Two Bedrooms
- Spacious Lounge/Diner
- Modern Fitted Shower Room
- Walking Distance To The Beach & Village
- No Onward Chain

Asking Price £300,000 Freehold





Mapps Estates are pleased to bring to the market this well presented two bedroom link-detached bungalow residence conveniently located within walking distance of the seafront and Dymchurch high street. The accommodation comprises a front entrance porch and reception hall, a fitted kitchen, a lean-to with utility area, two bedrooms, a modern fitted shower room, and a spacious lounge/diner opening to the rear patio and garden. There is also a large front garden laid to lawn, a garage and off-road parking space. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located within level walking distance of Dymchurch village centre and its beautiful sandy beaches and sea wall. In the village you will find a small selection of independent shops and amenities, together with a Tesco mini store; the famous Romney, Hythe & Dymchurch railway also has a station in the village. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe, Lympne and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' and girls' grammar schools available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to London, St Pancras, and from Folkestone West with a travelling time of approximately 50 minutes.

Entrance Porch

With UPVC double glazed windows and front door, wood effect vinyl flooring, wall light and coat-hanging space, wooden internal stable door opening to reception hall.

Reception Hall 15'3 x 6' (max points)

With loft hatch, built-in airing cupboard with hot water cylinder, fitted shelving and heating control panel, store cupboard over, wood effect laminate flooring, radiator.

Lounge/Diner 21'1 x 14'5

An 'L' shaped lounge/diner with an exposed brick fireplace with electric fire set onto tiled hearth, matching corner TV unit, picture rail, two sets of double glazed sliding patio doors opening to patio and rear garden, three radiators.

Kitchen 8'5 x 8'2

With a range of matching wood effect store cupboards and drawers, pull-out shelved larder cupboard, roll top worksurfaces with tiled splashbacks, inset single drainer stainless steel sink with mixer tap over, space and plumbing for washing machine, electric cooker, wall-hung Vaillant gas-fired boiler, high level store cupboard housing electric meter and recently-installed consumer unit, wood effect laminate flooring, painted wood panelled ceiling, side aspect window, side aspect UPVC double glazed window and door opening through to lean-to.

Lean-To 21'5 x 4'1

With front and back doors, fitted ceramic sink with wall tap over, space and plumbing for washing machine, brick paved flooring, wall light, power points.

Bedroom 13'2 (max) x 11'4

With front aspect bay window with UPVC double glazed windows looking onto garden, picture rail, recessed store cupboard to chimney breast, radiator.

Bedroom 9'1 x 6'2

With front aspect UPVC double glazed window, picture rail, radiator.

Shower Room 8'2 x 5'1

With UPVC frosted double glazed window, wall hung wash hand basin, walk-in shower enclosure with Mira electric shower, fully tiled walls, wall-mounted fan heater, extractor fan, vinyl flooring, painted wood panelled ceiling, radiator.

Outside:

The property is approached via a shared brick block paved driveway with the neighbouring property which access the garage and a hardstanding for one car. The large front garden is laid to lawn. The rear garden can be accessed either via the garage or the side lean-to. This has a paved patio area, the garden being laid to lawn with mature shrub borders and fruit trees. There is also a garden shed, a composter and a water butt.

Garage 17'7 x 7'8

With up and over garage door, rear aspect UPVC double glazed window and door to rear garden, power and light.



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating D



Total area: approx. 61.6 sq. metres (663.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.