

Lade Fort Crescent

Lydd On Sea Romney Marsh TN29 9YG

- Link-Detached Bungalow
- Fitted Kitchen
- Fitted Bathroom
- Front & Rear Gardens
- Close To Shops & Seafront
- Three Bedrooms
- Spacious Lounge/Diner
- Gas Central Heating
- Garage & Off-Road Parking
- No Onward Chain

Asking Price £250,000 Freehold













Mapps Estates are delighted to bring to the market this three bedroom link-detached bungalow located within walking distance of local shops and the seafront. The property could now benefit from some updating, but enjoys well-proportioned accommodation throughout comprising a reception hall, spacious lounge/diner, a fitted kitchen, three bedrooms and a bathroom. There is also gas central heating, front and rear gardens, a gated driveway and an attached garage. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway,

Side Entrance
With outdoor wall light, UPVC front door opening to reception hall.

Reception Hall
With loft hatch, coved ceiling, radiator.

Lounge/Diner 17'11 x 12'4 (max)
With front aspect UPVC double glazed windows and sliding door opening to front garden, coved ceiling, heating thermostat, radiator.

Kitchen 10'7 x 6'8 (max)
With side aspect leaded double glazed window, UPVC double glazed back door, fitted rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainer with mixer tap over, range of fitted store cupboards and drawers, space for cooker, space for fridge/freezer, space and plumbing for washing machine and dishwasher, coved ceiling, consumer unit, wall-mounted Glow Worm gas-fired combination boiler.

Bedroom 12'9 x 7'6
With rear aspect leaded double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 9'10 x 9'4
With rear aspect leaded double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 7'9 x 7'6
With side aspect leaded double glazed window, coved ceiling, radiator.

Bathroom 6'9 x 6'9
With frosted leaded double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, recessed built-in linen cupboard, radiator.

Outside:
To the front of the property is a lawned garden, with a gated concrete driveway to the side offering off-road parking space for two cars and access to the attached garage. A side gate opens to a pathway, with an outside tap by the back door, and leading through to the back garden which has also been laid to lawn. The path continues along the rear of the bungalow accessing the back door to the garage.

Garage
With up and over door, personal door to rear opening to back garden.

Agent's Note:
Please be advised the property is not connected to mains drainage.



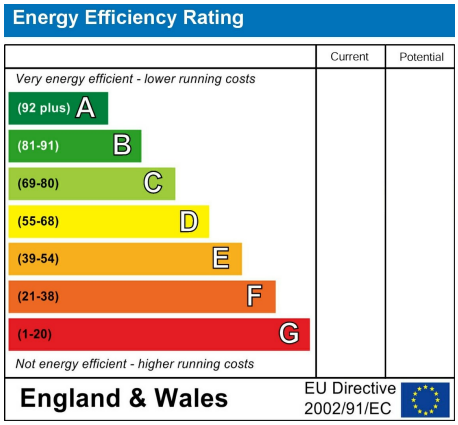
Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.



Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

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.