



## Livingstone Close

Dymchurch Romney Marsh TN29 0TX

- Semi-Detached Family Home
  - Spacious Lounge/Diner
  - Modern Family Bathroom
    - Close To Seafront
- Three Bedrooms
  - Kitchen/Breakfast Room
- Integral Garage & Off-Road Parking
  - Coastal Views

**Asking Price £325,000 Freehold**





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached chalet-style residence located in a popular residential development and within a short walk of the seafront. The accommodation comprises a reception hall, a modern fitted kitchen/breakfast room, a spacious lounge/diner, three bedrooms and a family bathroom. The property also enjoys a wraparound garden, an integral garage and off-road parking. An early viewing comes highly recommended.

Located in a cul de sac on this popular residential development on the Dymchurch/Hythe border and within easy access of the sandy beaches of Dymchurch. 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 and the village of Dymchurch, which also offers a small selection of local shops and a Tesco mini-store. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

#### **Ground Floor:**

##### **Front Entrance**

With composite front door and inset frosted double glazed panels, UPVC frosted double glazed window to side, opening to reception hall.

##### **Reception Hall 14'2 x 6'4 (max)**

With stairs to first floor, coat-hanging space, coved ceiling, heating thermostat, radiator, doors to integral garage, kitchen and lounge/diner.

##### **Kitchen/Breakfast Room 17'2 x 9'5 (max points)**

With front and side aspect UPVC double glazed windows, UPVC back door, fitted kitchen comprising a range of beige gloss finish store cupboards and drawers, wood effect rolltop work surfaces with tiled splashback, inset stainless steel sink/drainer with mixer tap over, four ring induction hob with feature decorative splashback and extractor canopy over, electric oven under, integrated washing machine, space for fridge/freezer, space for breakfast table, understairs store cupboard with concertina door, cupboard housing modern Worcester Bosch gas-fired combination boiler, wood effect laminate flooring, coved ceiling, recessed downlighters, radiator.

### **Lounge/Diner 20'10 x 11'10 (max points)**

Comprising dining area with side and rear aspect UPVC double glazed windows looking onto garden, lounge area with rear aspect UPVC double glazed window and sliding door opening to rear garden, fitted shelving to one wall, feature fireplace, wall light, wood panelling to some walls, coved ceiling, radiator.

### **Integral Garage 15'10 x 7'5**

With up and over door, gas and electric meters, consumer unit, power and light.

### **First Floor:**

#### **Landing**

With loft hatch, doors to bedrooms and bathroom, built-in shelved linen cupboard with wall-mounted electric tubular heater.

#### **Bedroom 13'4 x 11'**

With front aspect UPVC double glazed window with coastal views, recessed store cupboard, coved ceiling, radiator.

#### **Bedroom 11' x 7'9**

With rear aspect UPVC double glazed window with coastal view, recessed store cupboard, fitted shelves, coved ceiling, radiator.

#### **Bedroom 11' x 6'6**

With side aspect UPVC double glazed window, radiator.

### **Bathroom 6'5 x 6'1**


With UPVC frosted double glazed window, shower bath with mixer tap, wall-mounted shower attachment and curved shower screen over, pedestal wash hand basin with mixer tap over, WC, bi-fold door, recessed downlighters, extractor fan, wood effect laminate flooring, fully tiled walls, chrome effect heated towel rail.

### **Outside:**

To the front of the property is a lawned area bordered by picket fencing, a tarmac driveway with space for one car and access to the integral garage. A side gate leads through to the back garden where there is a paved patio, garden shed and an outside tap by the back door. The rear garden is mostly laid to lawn with a concrete terrace by the patio door and shrub borders.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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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.