

Cobsden Road

St. Marys Bay Romney Marsh TN29 0RG

- Well Presented Detached Bungalow
- Spacious Sitting Room
- Modern Kitchen With Integrated Appliances
- Garage & Workshop
- Front & Rear Gardens
- Two Double Bedrooms
- Large Kitchen/Dining Room
- Luxury Fitted Bathroom
- Off Road Parking
- Close To Seafront

Guide Price £350,000-£370,000 Freehold













** Price Guide: £350,000-£370,000 **
Mapps Estates are delighted to bring to the market this beautifully-presented two bedroom detached bungalow residence situated within walking distance of the beach. The spacious accommodation comprises a welcoming reception hall, a large modern kitchen/dining room opening to a sitting room to the rear, two double bedrooms and a modern bathroom. The rear garden is a particular feature of the property, landscaped in a way reminiscent of Dungeness Nature Reserve. In addition, there is a further garden area to the front, a gated driveway providing off-road parking for two/three cars, a workshop, and a garage with a recently replaced roof. An early viewing of this well-appointed home comes highly recommended.

Located in a popular, quiet private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club and active village hall. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Recessed Entrance Porch
With quarry tiled flooring and light over, recently installed composite front door with inset frosted double glazed panel and window to side, opening to reception hall.

Reception Hall 11' x 9'8 (max points)
With built-in airing cupboard with fitted shelving and radiator, loft hatch with fitted loft ladder and light, radiator, glazed panel door opening to kitchen/dining room.

Kitchen/Dining Room 27'8 x 13' (max points)
With Dining Area with front aspect UPVC double glazed window looking onto garden, coved ceiling, radiator, opening to modern fitted kitchen with generous range of contrasting aqua blue and ice white gloss finish store cabinets, square edge wood effect worktops with matching upstands, tiled splashbacks and concealed lighting over, inset one and a half resin sink/drainer with rinser tap over, Neff four ring induction hob with remote controlled Klarstein extractor set into ceiling over, integrated Bosch washing machine, integrated Neff dishwasher, fitted Bosch microwave, integrated AEG fridge/freezer, fitted high level Neff electric oven, store cupboard housing wall mounted Worcester Bosch combination gas-fired boiler, cupboard housing consumer unit and electric meter, two side aspect UPVC double glazed windows, recessed downlighters, slate effect vinyl flooring, chrome effect heated towel rail and radiator, archway through to sitting room.

Sitting Room 15’5 x 13’1
With rear aspect UPVC double glazed window and garden view, UPVC door to side with frosted double glazed upper panel, UPVC double glazed French doors to patio and rear garden, coved ceiling, two radiators.

Bedroom 13’5 x 11’8
With front aspect UPVC double glazed window looking onto garden, range of floor to ceiling wardrobes to one wall with sliding doors, coved ceiling, radiator.

Bedroom 9’11 x 9’11
With rear aspect UPVC double glazed window with garden view, recently fitted carpeting, coved ceiling, radiator.

Bathroom 7’4 x 5’3
With UPVC frosted double glazed window, panelled bath with mixer tap and separate shower and screen over, wash hand basin with mixer tap over and white gloss finish drawers under, wall mounted mirrored bathroom cabinet with vanity light and shaver point, WC, heated towel rail, extractor fan, fully tiled walls and floor, feature sun tunnel with inset downlighter and motion detector.

Outside:
The property is complemented by delightfully landscaped front and rear gardens. The front garden features a unique 'sunray' effect with alternate lawned segments and planted borders. To one side is a gated driveway providing off-road parking for two/three cars and access to the garage; to the other is a gated pathway leading through to the rear garden. This has been landscaped in a style reminiscent of Dungeness Nature Reserve, laid alternately to lawn and beach shingle, interspersed with thoughtfully-chosen planting; a pathway and seating area has been constructed from timber beams, further adding to the 'beach' style and leading to a summerhouse in the rear corner. There is a paved patio between the sitting room and garage with a side door to the garage, a wall light, water tap and water butt.

Garage & Workshop comprising:

Garage 19’8 x 8’7
With recently replaced roof, remote controlled roller door, gas meter, recently installed UPVC side door opening to patio, power and light, opening through to workshop.

Workshop 9’3 x 8’3
With side aspect UPVC double glazed window looking onto garden, fitted workbenches and shelving, power and light.

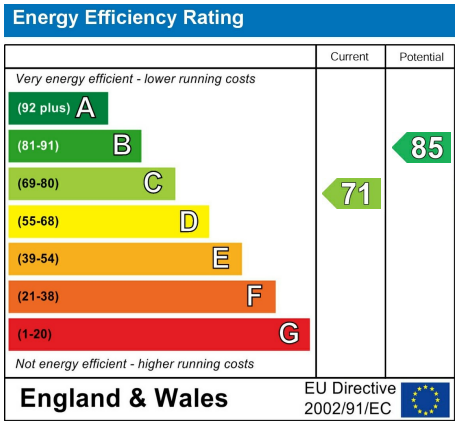


Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating C









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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.