

High Street

Dymchurch Romney Marsh TN29 0NH

- Charming High Street Cottage
- Fitted Kitchen
- Bathroom
- Rear Garden
- Gas Central Heating
- Two Bedrooms
- Rear Store Room
- Spacious Lounge/Diner With Open Fireplace
- Short Walk To Beach
- No Onward Chain

Asking Price £229,950 Freehold













Mapps Estates are delighted to bring to the market this well presented two bedroom end terrace home located directly on Dymchurch high street and within a short stroll of the seafront and beach. The accommodation comprises a spacious lounge/diner with a feature open fireplace, a fitted kitchen, a rear store room, two bedrooms and a bathroom. The property enjoys a good-sized rear garden, and benefits from a gas central system with a modern Worcester Bosch combination boiler, UPVC double glazed windows and external doors. Presenting an ideal first time buy or holiday home, and being sold with the added advantage of no onward chain, an early viewing of this charming coastal home comes highly recommended.

Located in the heart of Dymchurch village centre and within a short walk of its beautiful sandy beaches. 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 are 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.

Ground Floor:

Front Entrance
UPVC frosted double glazed front door opening directly to lounge/diner.

Lounge/Diner 17'4 x 11'10
With front and side aspect UPVC double glazed windows, feature open fireplace, fitted shelves, digital thermostat, wood effect laminate flooring, two radiators, door to kitchen.

Kitchen 8'11 x 6'11
With rear aspect UPVC double glazed window looking onto garden, fitted kitchen comprising rolltop worktops with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with extractor over and Neff electric oven under, wood effect store cupboards and drawers, fitted shelves, modern wall-mounted Worcester Bosch gas-fired combination boiler, space for undercounter fridge, slate effect laminate flooring, radiator, bi-fold door opening to rear lobby.

Rear Lobby
With stairs to first floor, slate effect laminate flooring, consumer unit and electric meter, UPVC double glazed door opening to store room.

Store Room 8'4 x 5'2
With rear and side aspect UPVC double glazed windows, UPVC double glazed back door opening to garden, fitted worktop with store cupboard under, slate effect laminate flooring, wall light.

First Floor:

Landing
With loft hatch, doors to bedrooms and bathroom.

Bedroom 12' x 10'4
With front aspect UPVC double glazed window, feature fireplace, fitted hanging rail to chimney breast recess with shelf over, exposed wooden floorboards, radiator.

Bedroom 14'6 x 6'2
With rear aspect UPVC double glazed window looking onto garden, exposed wooden floorboards, radiator.

Bathroom 8'6 (max) x 5'8
With UPVC frosted double glazed window, panelled bath with mixer tap and hand-held shower attachment, separate Mira electric shower and shower screen over, WC, wash hand basin with mixer tap and tiled splashback over, part-tiled walls, heated towel rail, built-in shelved linen cupboard, vinyl flooring.

Outside:
The property enjoys a good-sized rear garden laid mostly to beach shingle and planted with shrubs, There is a raised wooden terrace by the back door, a water butt, garden store and composter, and a side gate opening to a shared alleyway with gated access to the high street.

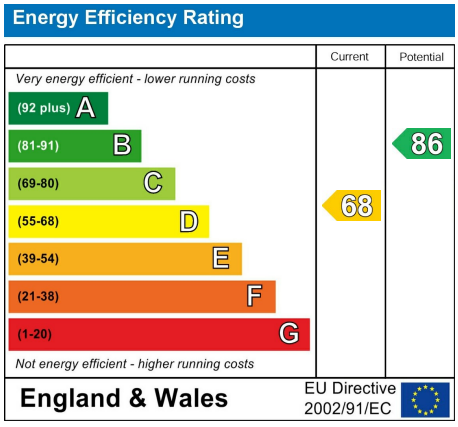


Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating D









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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.