



Mill Road

Dymchurch Romney Marsh TN29 0NY

- Charming Period Property
- Extended Terraced Cottage
- Level Walking Distance To Amenities & Beach
 - Bathroom With Separate Shower
 - Additional Dining Room/Home Office
- Two Bedrooms
- Versatile Living Accommodation
- Secluded Rear Garden & Patio
- Open Plan Living Room/Diner
 - Central Village Location

Asking Price £275,000 Freehold





Mapps Estates are delighted to bring to the market this charming double-fronted mid-terrace cottage thought to date back to the late nineteenth century and located within a short walking distance of the high street and seafront. It is believed the property was once two separate cottages, but now boasts generous and versatile accommodation throughout having been modified internally and extended to the rear, comprising an open plan living room/diner, a separate reception room currently used as a home office, a well-appointed kitchen, and a cloakroom to the ground floor, with two bedrooms and a bathroom with bath and separate shower cubicle to the first floor. There is also an attractive rear garden and patio to enjoy. An early viewing of this characterful residence comes highly recommended.

Located within level walking distance of Dymchurch village centre and 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, Lympe 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

With UPVC frosted double glazed front door opening directly into dining room.

Dining Room 10'9 x 10'3

Currently used as a home office space, with front aspect UPVC double glazed sash window, feature exposed brick fireplace, exposed floorboards, three wall light points, radiator, door to kitchen, open doorway through to living room/diner.

Living Room/Diner 25'1 x 11' 1(max)

With front aspect UPVC double glazed sash window, stairs to first floor, feature exposed brick fireplace, four wall light points, exposed floorboards, dado rail, cupboard housing electric meter and consumer unit, rear aspect UPVC double glazed French doors opening to patio and rear garden, door through to kitchen.

Kitchen 17'3 x 10'7 (max)

With rear aspect UPVC double glazed sash window looking onto garden, range of fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset one and a half bowl ceramic sink/drainers with mixer tap over, Rangemaster gas cooker with co-ordinating extractor canopy over, space for American style fridge/freezer, space and plumbing for washing machine and slimline dishwasher, recessed downlighters, slate effect tiled flooring, radiator, door through to inner lobby.

Inner Lobby 4'10 x 3'3

With slate effect tiled flooring, coat-hanging space, loft hatch, door through to cloakroom.

Cloakroom

With UPVC frosted double glazed sash window, WC, wall-hung wash hand basin with mixer tap over, wall-mounted Baxi gas-fired combination boiler, part-tiled walls, slate effect tiled flooring.

First Floor:

Landing

With loft hatch and fitted loft ladder, doors to bedrooms and bathroom.

Bedroom 11'4 x 10'10

Maximum width 21'9 into dressing room area, with two front aspect UPVC double glazed sash windows with views along Mill Road, dressing room area, two radiators.

Bedroom 11'4 x 9'

With rear aspect UPVC double glazed sash window, radiator.

Bathroom 11'4 x 6'2

With UPVC frosted double glazed sash window, panelled bath with mixer tap and shower attachment over, quadrant shower cubicle, pedestal wash hand basin with mixer tap over, WC, part-tiled walls, tiled floor, radiator.

Outside:

To the front of the property is a low-walled garden space laid to brick block paving, with a central gate and outdoor wall light by the front entrance. The rear garden enjoys a paved patio with an outside tap, power point and two wall lights, Steps lead to a raised level laid to shingle with shrub borders and trees and a paved terrace to the rear.

Agent's Note:

We have been advised by the owner that a car parking permit can be purchased from the council (currently £35.00 per annum) for use in the village hall car park which is a short walk from the property. Please also be advised this is not a listed property.





Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.