



Kingsway

Dymchurch Romney Marsh TN29 0LY

- Substantial Detached 1930s Bungalow
- Open Plan Living/Dining Room
 - Large Fitted Kitchen
 - Generous Plot
- Large Gated Driveway & Garage
- Four Double Bedrooms
- Cast Iron Log Burner
- Bathroom & En Suite Shower Room
- Wraparound Gardens
- Within Walking Distance Of Seafront

Asking Price £495,000 Freehold





Mapps Estates are delighted to bring to the market this impressive four bedroom detached 1930s bungalow boasting a large gated driveway and located within walking distance of the seafront. The generous and well-proportioned accommodation comprises a front entrance porch, a spacious open plan living/dining room benefiting from a cast iron log burner, a large fitted kitchen, four double bedrooms, a modern bathroom and a re-fitted en suite shower room to the main bedroom. The property also enjoys a sizable plot, with well-tended gardens and an attached garage. An early viewing of this desirable home comes highly recommended.

Located on the ever-popular private Sands Estate to the eastern side of Dymchurch and within walking distance of its sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

Front Porch 8'11 x 5'2

With UPVC frosted double glazed front door, front and side aspect UPVC double glazed windows with fitted blinds, luxury vinyl flooring, glazed panelled double doors opening to open plan living/dining room.

Living/Dining Room 22'9 x 17'5 (max points)

A large open plan space with luxury vinyl flooring throughout comprising a living room area with front aspect UPVC double glazed window with fitted blinds, a large bay window to the side with UPVC double glazed windows and fitted blinds, painted brick-built fireplace with recessed cast iron log burner and tiled hearth, two radiators, dining room area with radiator, doors to inner hallway and kitchen.

Kitchen 11'7 x 10'11

With front and side aspect UPVC double glazed windows with fitted blinds, fitted kitchen comprising a range of cream Shaker style store cupboards and drawers, fitted worktops with tiled splashbacks over, inset resin one and a half bowl sink/drainer with mixer tap over, four ring Bosch ceramic electric hob with pull-out extractor over, fitted high level Bosch double electric oven, built-in larder cupboard and recessed shelved cupboard to chimney breast, integrated undercounter fridge and freezer, space and plumbing for washing machine, wall-mounted Worcester gas-fired boiler, cupboard housing electric meter and consumer unit, tile effect vinyl flooring.

Inner Hallway 12'6 x 8'10

With loft hatch and fitted loft ladder (the loft has been professionally boarded, there is power and light, and the hot water cylinder and pump for the shower are located in the loft space), luxury vinyl flooring, radiator.

Bedroom 12'11 x 10'11

With rear aspect UPVC double glazed window with fitted blinds, side aspect UPVC double glazed window, luxury vinyl flooring, radiator, bi-fold door to en suite shower room.



En Suite Shower Room 9'1 x 2'6

With UPVC frosted double glazed window with fitted blinds, shower cubicle with rainfall shower, separate hand-held shower attachment, bi-fold shower screen and combination downlighter/extractor fan over, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, recessed downlighters, fully tiled walls, tiled floor, chrome effect heated towel rail.

Bedroom 11'11 x 10'11

With side aspect UPVC double glazed window with fitted blinds, radiator.

Bedroom 11' x 9'11

With side aspect UPVC double glazed window with fitted blinds, radiator.

Bedroom 10'11 x 9'11

With rear and side aspect UPVC double glazed windows, UPVC frosted double glazed door opening to garden, luxury vinyl flooring, radiator.

Bathroom 6'10 x 5'11

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower and folding shower screen over, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, fully tiled walls, recessed downlighters, fitted shelved store cabinet, tile effect vinyl flooring, chrome effect heated towel rail.

Outside:

The property enjoys a large gated driveway laid to slate chippings and providing off-road parking for up to five cars and access to the attached garage. A brick-paved pathway leads from the drive to steps up to the front entrance with an outdoor wall light; there is also a double outdoor power point to the side. The large front garden is laid to lawn, with a picket fence and gate opening to a paved terrace to the side leading through to the back garden. This enjoys a paved patio and pathway leading to a garden shed and



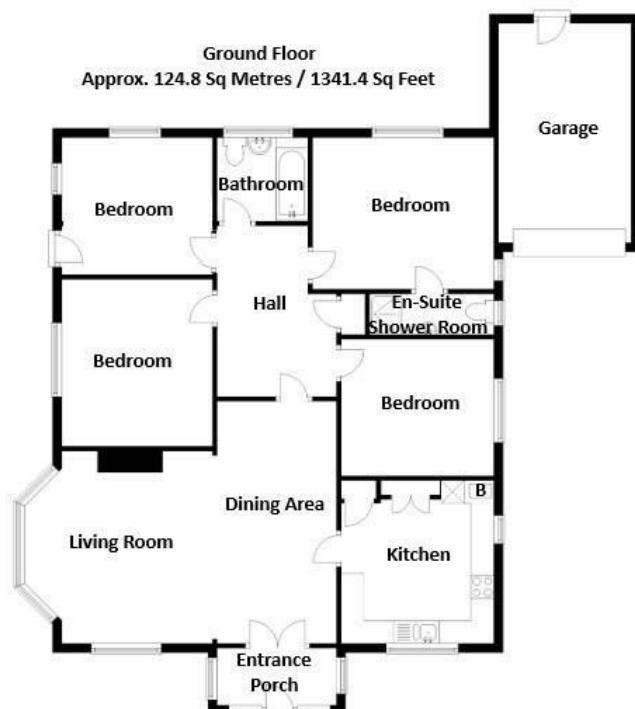
the back of the garage. The rest of the rear garden is laid to lawn.

Please note: we have been advised by the owner that a power supply has been laid to the front gates should a new owner wish to have electrically operated gates.

Garage 16' x 9'7

With up and over garage door, glazed personal door to rear opening to garden, fitted wooden worktop with store cupboards and drawers under, fitted shelving, power and light.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Maps Estates Sales Office

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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.