



Brockman Crescent

Dymchurch Romney Marsh TN29 0TZ

- Extended Semi-Detached Bungalow
- Large Living Room With Open Fireplace
 - Conservatory & Rear Garden
- Garage/Store & Ample Off-Road Parking
 - New Flat Roof To Rear Extension
- Two Bedrooms
- Separate Dining Room With Roof Lantern
 - Fitted Kitchen & Wet Room
 - Gas Fired Central Heating
- Within Walking Distance Of Seafront

Price Guide £300,000 Freehold





**** GUIDE PRICE £300,000 - £320,000 ****

Mapps Estates are delighted to bring to the market this well-presented two bedroom semi-detached and extended bungalow on the popular Redoubt development set between Hythe and Dymchurch and within walking distance of the seafront. The accommodation comprises a generous living room with an open fireplace, opening to a dining room with a feature roof lantern, a fitted kitchen and wet room, two bedrooms and a conservatory. The property enjoys a rear garden and a front driveway providing ample off-road parking and access to the garage. There is a picturesque waterway to the rear and the property enjoys its own jetty and vegetable planters. In addition, the heating and electric systems were upgraded in 2019, and a new flat roof has recently been fitted to the rear. An early viewing of this spacious home comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy reach 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 post office. 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.

Side Entrance

With UPVC entrance door with frosted leaded double glazed panel, opening to reception hall.

Reception Hall 10'6 x 4'

With recessed double cloaks cupboard and consumer unit, loft hatch (please note, there is a gas-fired combination boiler installed in the loft space), recessed downlighters, wood effect laminate flooring, radiator, opening through to living room.

Wet Room 6' x 5'5

With UPVC frosted double glazed window, rainfall shower and separate hand-held shower attachment, WC, wash hand basin with mixer tap and fitted mirror with inset lighting over, shave point, store cabinet under, vinyl flooring, fully tiled walls, recessed downlighters, extractor fan, chrome effect heated towel rail recessed shelved linen cupboard.

Bedroom 14'8 (max) x 9'10

With front aspect UPVC double glazed window, range of fitted floor to ceiling wardrobes to one wall, coved ceiling, radiator.

Bedroom 9'10 x 8'5 (max)

With front aspect UPVC double glazed window, coved ceiling, radiator.

Living Room 17'7 x 11'7

With recessed fireplace with wooden mantel and surround, recessed downlighters, two wall light points, wood effect laminate flooring, radiator, double doors to kitchen, opening to dining room area.

Dining Room 16'6 x 8'1

With side aspect UPVC double glazed door to garden, rear aspect UPVC double glazed window looking onto garden, roof lantern, wood effect laminate flooring, radiator, triple glazed panel doors to conservatory.

Conservatory 11'5 x 10'2

With UPVC double glazed windows and French doors to garden, wood effect laminate flooring, three wall light points.

Kitchen 9'10 x 7'2

With side aspect UPVC double glazed window, roll top work surfaces with tiled splashbacks, one and a half bowl ceramic sink/drainers with mixer tap over, four ring

gas hob with splashback and extractor over, fitted high level oven, range of white gloss finish store cupboards and drawers, integrated freezer, space for undercounter fridge, recessed downlighters, space and plumbing for washing machine, space and plumbing for dishwasher, large serving hatch through to dining room with garden view, wood effect laminate flooring.

Outside:

The property has a tarmac driveway to the side providing off-road parking for three cars and access to the garage/storeroom; the front area has been laid to brick block paving for additional off-road parking which could accommodate a motorhome if required; bin store. A gate from the driveway leads through to the rear of the property. This has a paved terrace surrounded by raised beds and borders laid to beach shingle, a further paved patio to the rear with a pergola over, a bike store, tool shed, outside power points, a wall light and tap, and a personal side door to the garage; a back gate opens onto a grassed area with vegetable planters, and a picturesque waterway where you can also enjoy views of the surrounding countryside from the property's own jetty.

Garage/Store 17' x 7'10

With up and over garage door, personal door to side, UPVC double glazed French doors to the rear opening to the garden, power and light.



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Plan produced using FloorUp.

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

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.