



Tartane Lane

Romney Marsh TN29 0LJ

- Link-Detached Chalet Residence
 - Spacious Lounge/Diner
 - Separate Utility Area
 - Front & Rear Gardens
- Close To Village Centre & Seafront
- Two Double Bedrooms
 - Fitted Kitchen
- Family Bathroom & Downstairs WC
- Off Road Parking
- No Onward Chain

Asking Price £345,500 Freehold





Mapps Estates are pleased to bring to the market this well presented two bedroom link-detached chalet residence conveniently located within walking distance of the village centre and seafront. The well-proportioned accommodation comprises a reception hall, downstairs cloakroom, a spacious lounge/diner with French doors opening to the rear garden, a fitted kitchen, a utility room (formerly the garage), with two double bedrooms and a family bathroom to the first floor. The property is set on a corner plot with well-tended front and rear gardens, and is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located on this popular residential development within easy walking distance of Dymchurch's sandy beaches and amenities. 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) stations.

Ground Floor:

Reception Hall 13'6 x 4'9

With UPVC front door with inset double glazed panels, stairs to first floor with understairs store cupboard, heating thermostat, coved ceiling, radiator.

Cloakroom

With WC, corner wash hand basin, tiled floor and walls, radiator.

Lounge/Diner 23'5 x 11'7

With front aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed windows and French doors opening to rear garden, recessed downlighters, wood effect laminate flooring, coved ceiling, two radiators.

Kitchen 9'11 x 7'10

With rear aspect UPVC double glazed window looking onto garden, range of cream finish store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset resin sink/drainage with mixer tap over, four ring induction hob with extractor over and electric oven under, space for undercounter fridge, wood effect laminate flooring, coved ceiling, radiator.

Utility Room 16'2 x 11'6

With frosted glazed panel door opening to rear garden, rear aspect window, utility area with fitted wood effect worktop, space and plumbing for washing machine and dishwasher, recently installed wall-mounted Worcester Bosch gas-fired combination boiler, cupboards housing gas meter, electric meter and fuse box, coved ceiling, wood effect laminate flooring, recessed downlighters, UPVC door opening to front driveway.

First Floor:

Landing

With side aspect UPVC double glazed window, built-in triple linen cupboard, loft hatch, recessed downlighters, coved ceiling.

Bedroom 11'6 x 10'11

With rear aspect UPVC double glazed dormer window, coved ceiling, recessed downlighters, radiator.

Bedroom 11'6 x 8'

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

Family Bathroom 8' x 5'11

With UPVC frosted double glazed window, panelled bath with tiled splashback, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, recessed downlighters, tiled floor, chrome effect heated towel rail.

Outside:

The property is located on a corner plot with a lawned area to the front, and a driveway to one side with off-road parking space for one/two cars. A side gate opens to the rear garden which is mostly laid to lawn, with two seating terraces laid to decking, an outside tap and a garden shed.



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



Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft

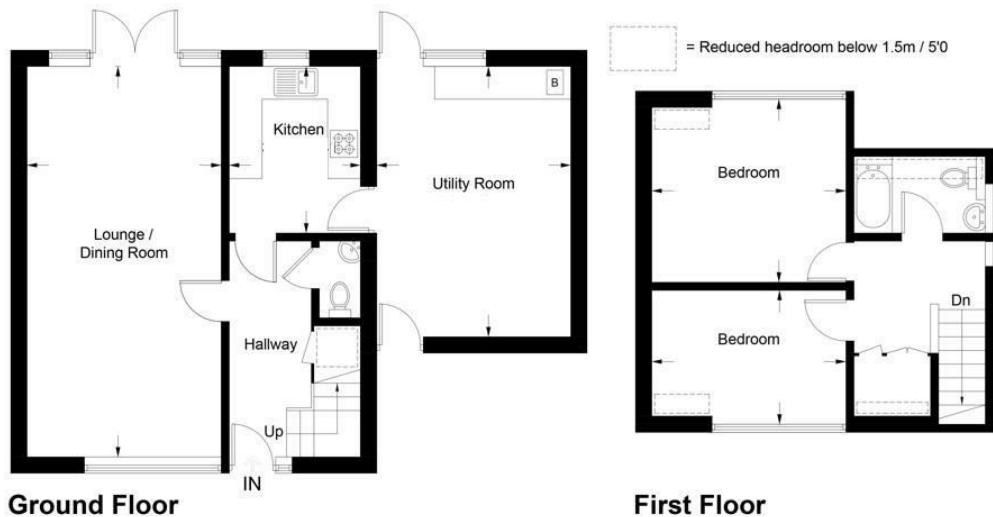


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291831)

| Energy Efficiency Rating | | Current | Potential |
|---|-----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 66 | | 77 |
| (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.