

## Tartane Lane, Dymchurch

- WELL PRESENT END OF TERRACE
- MODERN KITCHEN/DINING ROOM
- DRIVEWAY FOR SEVERAL CARS
- SHORT WALK TO THE BEACH
- THREE BEDROOMS
- MODERN BATHROOM
- ENCLOSED REAR GARDEN

Asking Price £410,000

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Tartane Lane, Dymchurch

Welcome to this well presented three bedroom end terrace home located in the seaside village of Dymchurch. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

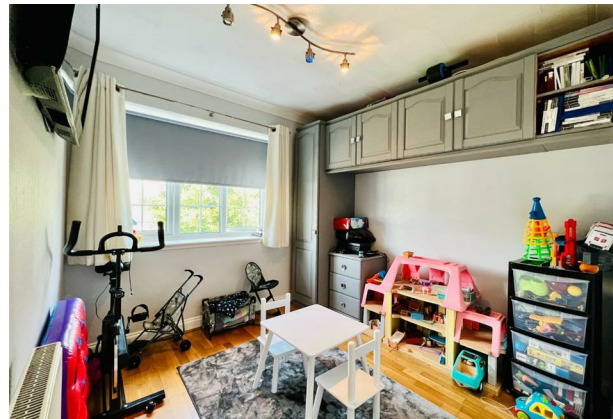
The property features a well-maintained bathroom, ensuring your comfort and convenience. Parking will never be an issue with space for two vehicles, making trips to the nearby beach or town hassle-free.

One of the highlights of this lovely home is the enclosed rear garden, providing a private outdoor space where you can enjoy al fresco dining, gardening, or simply basking in the sunshine. And speaking of the beach, you'll be delighted to know that it's just a short walk away, offering you the perfect opportunity for leisurely strolls or fun-filled days by the sea.

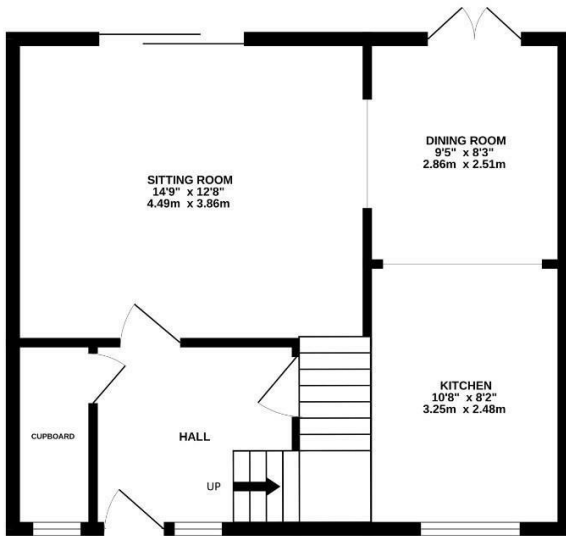
Don't miss out on the chance to make this delightful property in Dymchurch your new home. Book a viewing today and start envisioning the wonderful memories you could create in this inviting space.

The property is minutes from the local seaside and easy reach of local shops and a short distance from the beach, the nearby village of Dymchurch having a small selection of local shops together with a Tesco mini store, primary schooling and doctors' surgery. The larger Cinque Port town of Hythe is approximately 10 minutes away by car and offers a good selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. You can visit the famous Romney Hythe and Dymchurch Steam Railway. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. Secondary schooling is available in New Romney and Saltwood, with both boys' and girls' grammar schools in Folkestone.

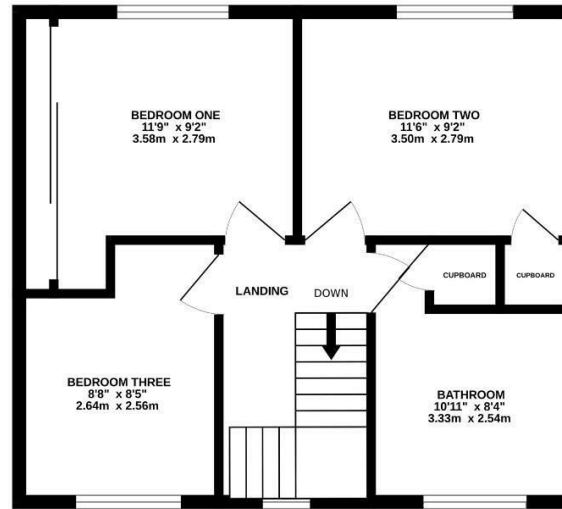
Services - Mains water, gas, electricity and sewerage  
Heating - Gas central heating  
Broadband - 16mb - 46MB  
Mobile Phone coverage - Ok - Good  
Flood Risk - Very Low



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Viewing**

Please contact our Hunters Hythe Office on 01303 261557 if you wish to arrange a viewing appointment for this property or require further information.

156a High Street, Hythe, CT21 5JU

Tel: 01303 261557 Email:

hythe@hunters.com <https://www.hunters.com>



**ENERGY PERFORMANCE CERTIFICATE**

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>	(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

