



Chapel Road, Dymchurch
Kent, TN29 0TD

Asking Price £425,000

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Chapel Road, Dymchurch

DESCRIPTION

A well presented four bedroom semi detached family home with modern kitchen/dining room, two further reception room and ideally situated within easy access to the vibrant coastal town of Dymchurch where you can walk to the lovely sandy beach and a good range of shops and amenities.

The spacious accommodation offers entrance hall leading to a downstairs cloakroom, sitting room with bay window and modern kitchen/dining room. The modern kitchen offers a range of wall and base units with range cooker, built in fridge and spaces for additional appliances. Kitchen/dining room provided the perfect place to entertain and offers access to the rear garden and access to an additional reception room which would make the perfect place to work from home.

The first floor offer landing leading to master bedroom with en suite shower, two further double bedrooms, a good size single bedroom and modern family bathroom.

Externally the property offers driveway to the front for several cars with access to single garage and front garden, which is mainly laid to lawn with side access to rear garden. The enclosed southernly aspect rear garden is mainly laid to lawn with a range of mature flower and shrub borders and patio with summer house.

The property is minutes from the local seaside and easy reach of local shops and a short distance from the beach. The 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 - 18mb - 53MB

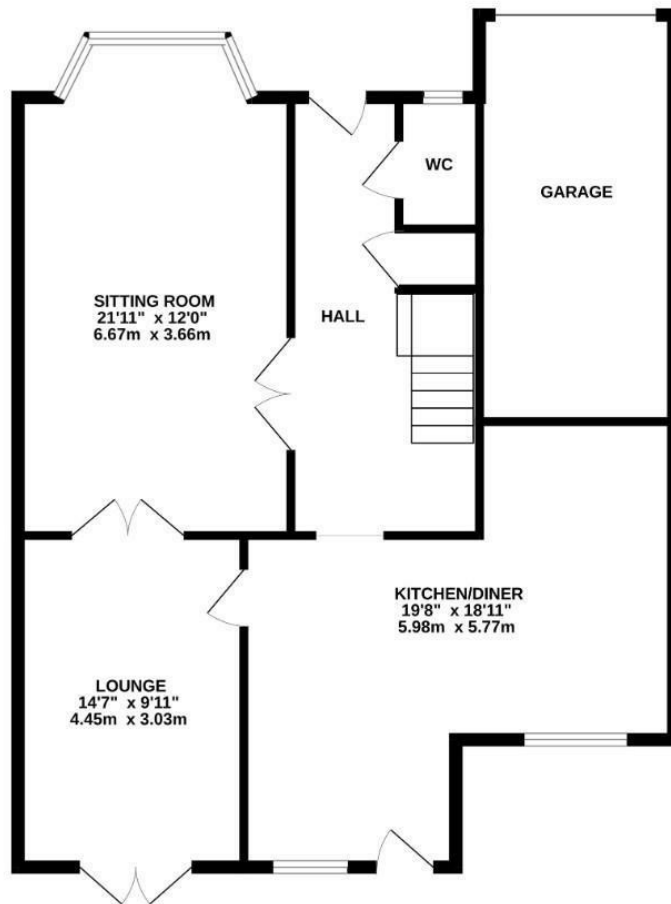
Mobile Phone coverage - Ok - Good

Flood Risk - Very Low

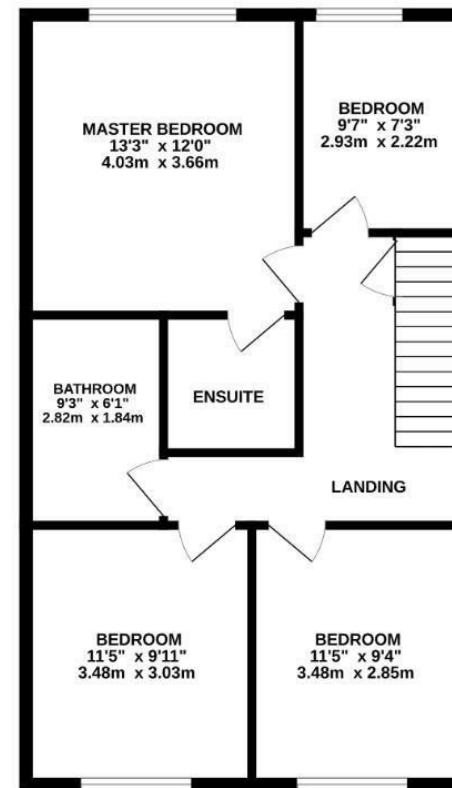




GROUND FLOOR



1ST FLOOR

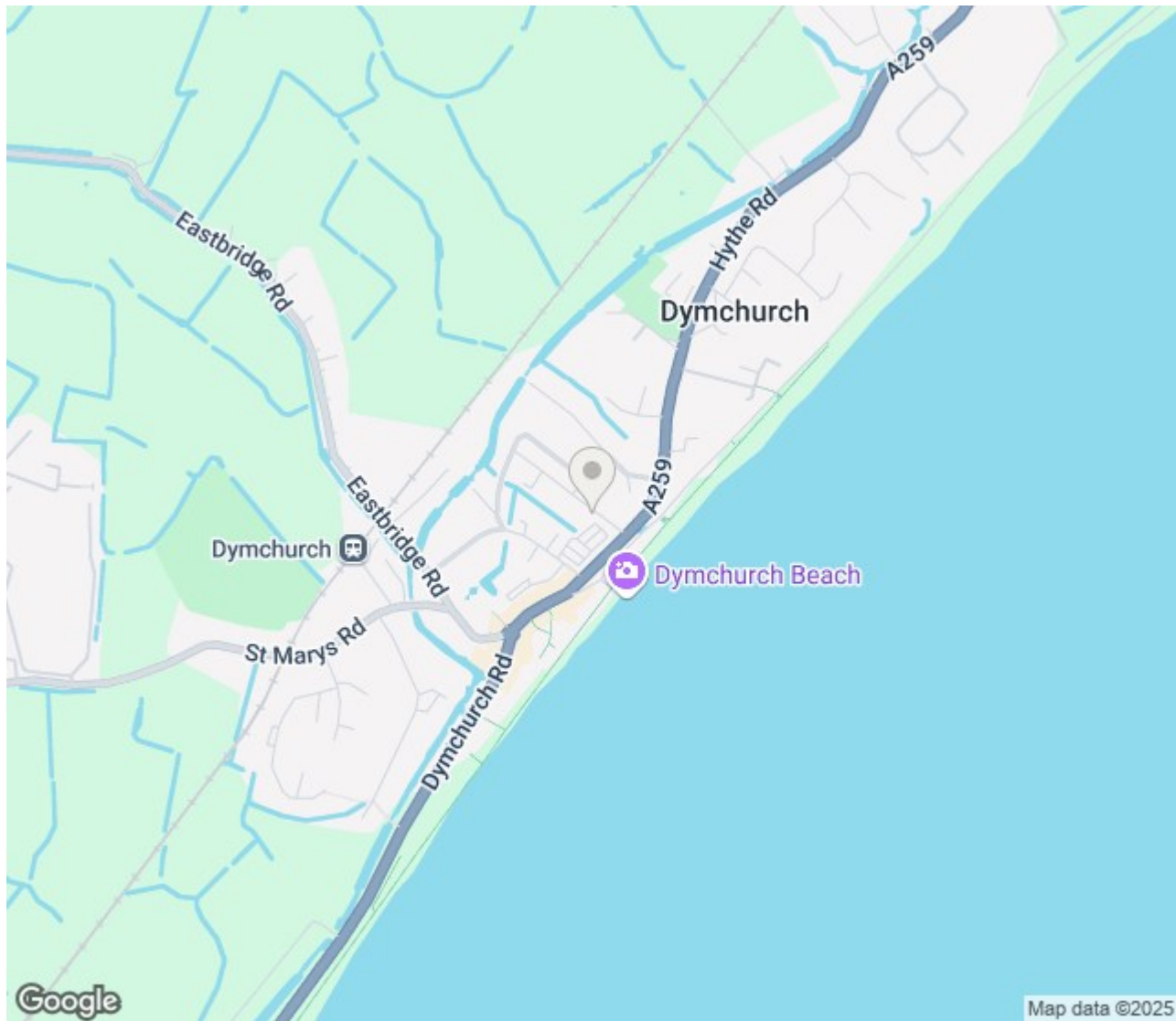


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- IDEALLY SITUATED FOR THE BEACH AND AMENITIES
- DOWNSTAIRS CLOAKROOM
- DRIVEWAY AND INTEGRATED GARAGE

- THREE RECEPTION ROOMS
- MODERN FITTED KITCHEN
- EN SUITE SHOWER ROOM AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	63	
(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	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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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.