



49 High Street, Hythe, Kent CT21 5AD



7 THE SIDINGS DYMCHURCH

£375,000 Freehold
NO ONWARD CHAIN

Enjoying a peaceful location, this detached bungalow provides spacious and well-presented accommodation. Comprising an entrance hall, kitchen, sitting/dining room, conservatory, three bedrooms and a shower room. Garage, parking and south west facing garden. EPC D.



**7 The Sidings
Station Road
Dymchurch
TN29 0PJ**

**Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory,
Three bedrooms, Shower Room,
Garden, Ample Parking, Garage**

DESCRIPTION

This well situated detached bungalow offers comfortably proportioned accommodation comprising an entrance hall, generous sitting/dining room, fitted kitchen, conservatory, three bedrooms and a shower room.

A particularly attractive aspect of the property is the secluded south west facing rear garden. To the front of the property there is ample parking and access to the garage.

SITUATION

This very pleasant residential area is extremely popular and is situated only half-a-mile from the seaside village of Dymchurch and within only a short walk of the long, sandy beach. Dymchurch also enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a double glazed door with double glazed panel to side, access to airing cupboard, coved ceiling, radiator, doors to:-

SITTING/DINING ROOM

Double glazed window to front, three wall light points, coved ceiling, radiators, double glazed sliding doors to:-

CONSERVATORY

Of UPVC construction under a polycarbonate roof, double glazed casement door giving access to the garden.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated double oven, recess and plumbing for washing machine, space for freestanding fridge freezer, worksurface inset with 1 ½ half bowl stainless steel sink and drainer unit with mixer tap and water filter tap, Bosch four burner gas hob with extractor hood above, tiled splashback's, coordinating wall cupboards, wall mounted Worcester gas boiler, double glazed, double glazed door giving access to the rear garden.

BEDROOM 1

Double glazed window to front, coved ceiling, radiator.

BEDROOM 2

Access to loft space, double glazed window overlooking the rear garden, cove ceiling, radiator.

BEDROOM 3

Double glazed window to front, coved ceiling, radiator.

SHOWER ROOM

Twin size tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin with vanity cupboard below and mirrored vanity cupboard above, part tiled walls, obscure double glazed window to rear, extractor fan, radiator.

OUTSIDE

Directly to the rear of the conservatory is a large paved terrace which leads to an area of lawn well enclosed by close boarded timber panelled fencing. Timber shed. A pathway leads round to the side of the property and a gate gives access to:-

FRONT GARDEN

The garden to the front of the property is set behind a timber picket fence, mainly laid to lawn and with a central pathway leading to the front door.

GARAGE

Up and over door to front, window to side, power and light,

EPC Rating D.

COUNCIL TAX

Band D approx. £2299.63 (2024/25)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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The Sidings, Romney Marsh, TN29

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

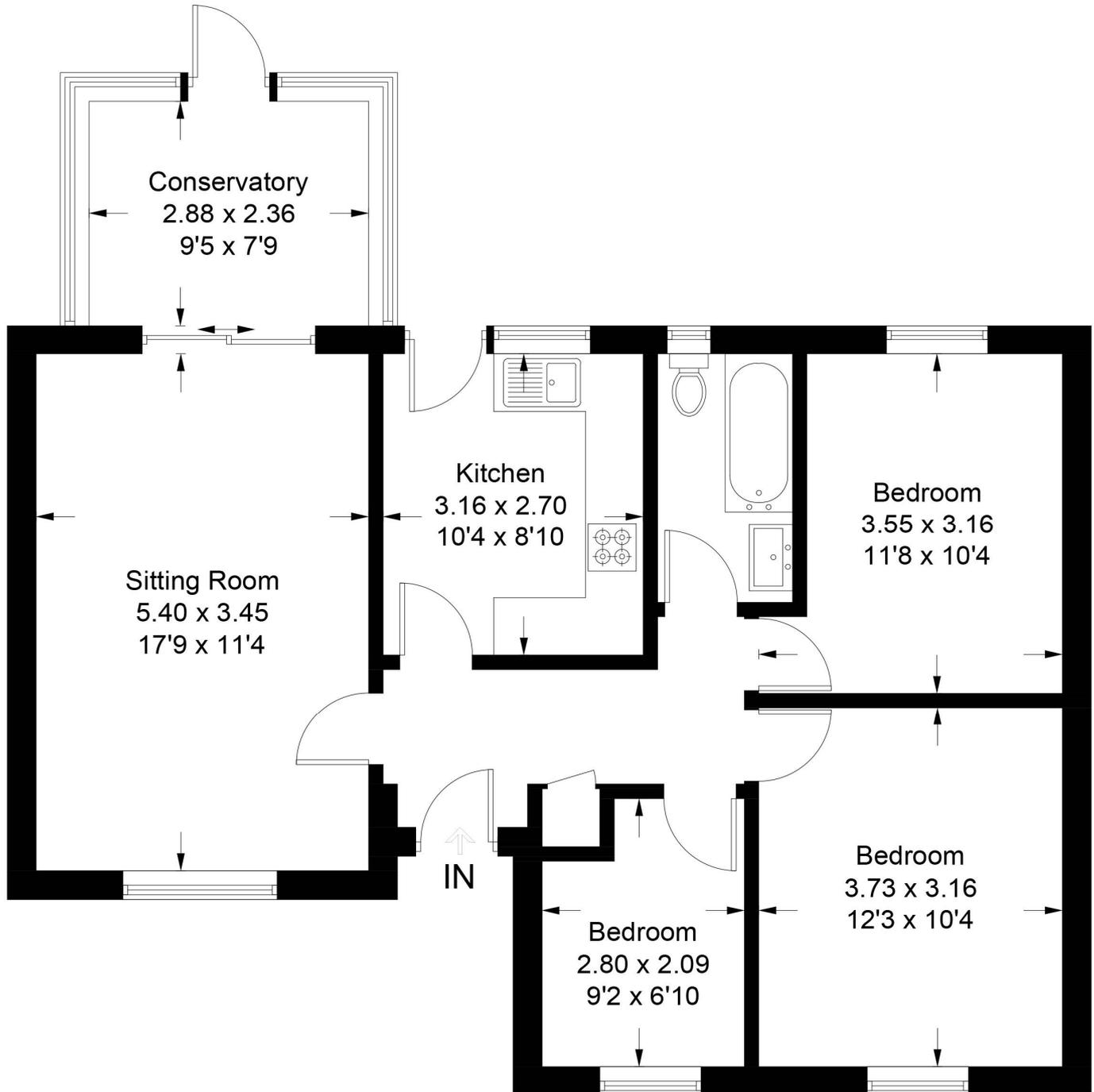


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