



## Lower Sands

Dymchurch Romney Marsh TN29 0NF

- Detached Bungalow Residence
  - Versatile Accommodation
  - Two Double Bedrooms
- Fitted kitchen & Separate Dining Room
  - Sun Room & Large Patio
- Double Fronted
  - Living Room With Open Fireplace
  - Bathroom & En Suite Shower Room
    - In/Out Driveway & Garage
  - Attractively Landscaped Gardens

**Asking Price £400,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented two bedroom, double-fronted detached bungalow residence located on the ever-popular Sands Estate on the eastern outskirts of Dymchurch, and within easy walking distance of the beach. Thought to have been built in the 1950s, the property is set on a generous plot with an in/out driveway and attached garage to the front, and an attractively landscaped garden to the rear. The versatile accommodation comprises a welcoming reception hall, a front living room with an open fireplace, two double bedrooms, an en suite shower room and separate bathroom, a fitted kitchen, and a separate dining room opening to a rear sun room in which to relax and admire the garden. An early viewing of this charming home comes highly recommended.

Located in this popular residential development to the eastern side of Dymchurch and within easy walking distance of Dymchurch's sandy beaches. 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 are 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 (just over 50 minutes' travelling time) and Ashford International (under 40 minutes' travelling time).

**Entrance Lobby**

With UPVC frosted double glazed entrance door with canopy over, internal glazed panel door opening to reception hall.

**Reception Hall 13'1 x 7'9 (max points)**

With loft hatch and fitted loft ladder, picture rail, heating thermostat, wall light, radiator.

**Living Room 13'6 x 13' (max)**

With front aspect UPVC double glazed windows to bay looking onto garden, open fireplace with wooden mantel and tiled slips and hearth, picture rail, coved ceiling, radiator.

**Dining Room 10'8 x 9'11**

With fitted shelved store cupboards to chimney breast recesses, coved ceiling, radiator, open doorway to kitchen, opening through to sun room.

**Sun Room 16'5 x 6'2**

With rear aspect UPVC double glazed windows and sliding patio door to rear garden and window to side, UPVC frosted double glazed back door, cupboard housing consumer unit (installed in 2021) and electric meter, radiator.

### **Kitchen 9'11 x 7'8**

With UPVC frosted double glazed window to side, fitted kitchen comprising a range of matching store cupboards and drawers, roll top work surfaces with matching upstands, inset one and a half bowl resin sink/drainer with mixer tap over, inset four ring gas hob with electric oven under, integral wine rack, recessed shelved store cabinet, tile effect laminate flooring, space and plumbing for washing machine, plinth heater.

### **Bedroom 13'6 x 13' (max)**

With front aspect UPVC double glazed windows to bay looking onto garden, fitted triple wardrobes to either side of the chimney breast with further store cupboards over, picture rail, radiator.

### **Bedroom 11'5 x 9'11**

With side aspect UPVC double glazed window, fitted floor to ceiling wardrobe, picture rail, radiator, open doorway through to Dressing Area (5'9 x 3'7) with side aspect UPVC double glazed window, radiator, door to en suite shower room.

### **En Suite Shower room 5'7 x 5'7**

With UPVC frosted double glazed window, shower cubicle with Triton electric shower, pedestal wash hand basin, WC, extractor fan, chrome effect heated towel rail, fully tiled walls, radiator.

### **Bathroom 7'8 x 5'8**

With two UPVC frosted double glazed windows, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, WC, shaver point, fully tiled walls and floor, recessed downlighters, radiator.

### **Outside:**

The property is set back from the road by an attractive brick block paved in/out driveway providing off-road parking for up to three cars and access to the attached garage. There are lawned areas and shrub borders, with gated access to both sides of the bungalow leading through to the rear garden. To the rear is a large paved patio area overlooking the beautifully landscaped garden, laid mostly to lawn and with well stocked shrub borders, rockeries, flower beds and trees. There are pergolas by the patio and a pathway leading to a secluded rear paved terrace. A good-sized timber outbuilding has been split into two sections, the rear section used as a workshop (9'4 x 5'8 with a fitted workbench and shelving, power and light), the front section a useful storeroom (5'10 x 5'7 with power for a tumble dryer if required). To one side of the bungalow is a bin store area and an outside tap.

### **Garage 14'2 x 8'5**

With remote controlled electric roller door, wall-mounted Vaillant gas-fired combination boiler, fitted shelves, power and light.





**Ground Floor**

Approx. 101.6 sq. metres (1093.4 sq. feet)



Total area: approx. 101.6 sq. metres (1093.4 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.