



Seabourne Way

Dymchurch TN29 0PX

- Link-Detached Family Home
- Bathroom & Shower Room
- Spacious Living/Dining Room
 - Large Rear Garden
- Garage & Off-Road Parking
- Four Bedrooms
- Modern Fitted Kitchen
- Versatile Accommodation
- Backing On To Waterway
 - No Onward Chain

Guide Price £375,000 Freehold





GUIDE PRICE £375,000 - £395,000

Mapps Estates are delighted to bring to the market this well presented four bedroom link-detached family home conveniently located within walking distance of the high street and beach, and backing on to a picturesque waterway. The versatile accommodation comprises a spacious living/dining room, a fitted kitchen, a double bedroom (currently used as a dining room) and a shower room to the ground floor, with three further bedrooms and a family bathroom to the first floor. There is a large garden to the rear, off-road parking for two cars and an attached garage. Being sold with no onward chain, an early viewing comes highly recommended.

Located within level walking distance of Dymchurch village centre and its beautiful sandy beaches and sea wall. In the village you will find a small selection of independent shops and amenities, together with a Tesco mini store; the famous Romney, Hythe & Dymchurch railway also has a station in the village. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe, Lympe and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to London, St Pancras, and from Folkestone West with a travelling time of approximately 50 minutes.

Ground Floor:

Entrance Hall 8'5 x 3'6

With UPVC frosted and leaded double glazed window, wood effect laminate flooring, recessed cloaks cupboard, coved ceiling, radiator.

Bedroom/Dining Room 12'6 x 10'1

With two front aspect UPVC double glazed windows, coved ceiling, radiator.

Shower Room 8'11 x 5'3

With UPVC double glazed window, fully tiled shower cubicle with Mira shower, wash hand basin set onto shelf with mixer tap over, shaver point, WC, part-tiled walls, extractor fan, tiled floor.

Living Room/Diner 17'8 x 11'11

With rear aspect UPVC double glazed French doors to decked terrace and rear garden, side aspect UPVC double glazed window, coved ceiling, two radiators, wood effect laminate flooring by staircase, understairs store cupboards, heating thermostat, door to kitchen.

Kitchen/Breakfast Room 9'9 x 9'9

With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, wood effect rolltop work surfaces with upstand, inset stainless steel sink/drainage with mixer tap over, range of cream gloss finish store cupboards and drawers, space for cooker with extractor canopy over, space and plumbing for washing machine, space for fridge/freezer, wall-mounted Ideal gas-fired combination boiler, wood effect laminate flooring.

First Floor:

Landing

With UPVC frosted double glazed window over, built-in linen cupboard with fitted shelving.

Bedroom 12'7 x 11'9

With front aspect dormer window with pleasant view, coved ceiling, radiator.

Bedroom 12'1 x 10'3

With rear aspect UPVC double glazed dormer window with view over garden and surrounding area, fitted floor to ceiling double wardrobe with sliding doors and fitted shelving unit to side, radiator.

Bedroom 9'8 x 7'

With rear aspect UPVC double glazed dormer window with view over garden and surrounding area, coved ceiling, radiator.

Bathroom 9'3 x 8'4 (max points)

With UPVC frosted double glazed dormer window, panelled bath with central mixer tap over, pedestal wash hand basin with mixer tap and tiled splashback over, WC, shaver point, vinyl flooring, access to eaves storage space.

Outside:

To the front of the property is a garden laid to lawn and a border laid to beach shingle. There is a side gate accessing the rear of the property, a recessed front porch with an outdoor wall light, and a front driveway with parking for two cars and access to the garage. The large rear garden is mostly laid to lawn, with an outside tap to the side, a decked sun terrace, and picket fencing and gate opening to a waterway to the rear.

Garage 16'3 x 7'11

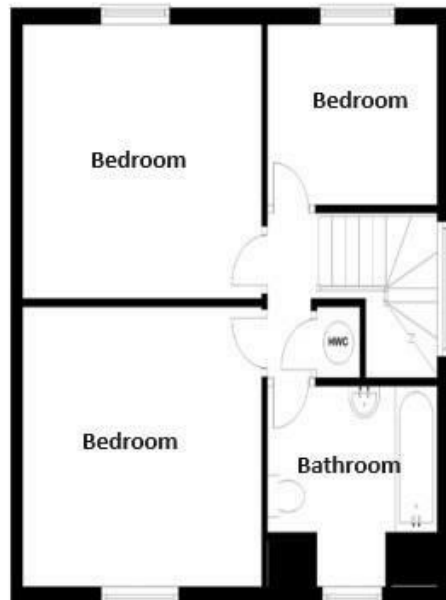
With up and over door, rear aspect window and door, consumer unit, power and light, hatch to fully boarded loft space.



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



Total Square Feet - 1054.86



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.