



Seabourne Way

Dymchurch TN29 0PX

- Semi-Detached Chalet Residence
 - Close To High Street & Beach
- Living/Dining Room & Conservatory
 - Bathroom & Cloakroom
 - Views over Waterway
- Three Double Bedrooms
 - Generous Kitchen
- Good-Sized Rear Garden
- Garage & Off-Road Parking

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached family home conveniently located within level walking distance of Dymchurch high street and the beach. The well-proportioned accommodation comprises a front entrance porch, a spacious and welcoming reception hall, a living/dining room opening to a rear conservatory, a fitted kitchen and newly-fitted cloakroom, and a double bedroom to the ground floor, while upstairs there are two further double bedrooms and a modern family bathroom. The property also benefits from a good-sized rear garden and lovely views over an open waterway, a detached garage and off-road parking space to the front for two cars. 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' and 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:

Front Entrance Porch 7' x 2'1

With UPVC double glazed windows and sliding door, light tiled floor, UPVC front door with feature circular double glazed frosted and leaded panel, opening to reception hall.

Reception Hall 14'10 x 7'7

With UPVC frosted double glazed tilt & turn window to front, further UPVC frosted double glazed window to side, stairs to first floor, understairs store cupboard housing consumer unit and gas meter, built-in double cloaks cupboard, coved ceiling, dado rail, radiator.

Cloakroom

With UPVC frosted double glazed window, recently fitted suite comprising WC and wash hand basin with mixer tap over, part-tiled walls.

Living/Dining Room 20'10 x 10'9

With coved ceiling, radiator, rear aspect UPVC double glazed window and sliding door to conservatory.

Conservatory 9'11 x 6'3

With polycarbonate roof, UPVC double glazed windows and sliding door to patio and garden.

Kitchen 19'3 x 7'1

With UPVC back door with feature circular double glazed frosted and leaded panel, side aspect UPVC double glazed window, generous range of light wood effect store cupboards, display cabinets and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset stainless steel sink/drainers with mixer tap over, rear aspect UPVC double glazed window looking onto garden, inset four ring electric hob with pull-out extractor over and electric oven under, wall-mounted Worcester Bosch gas-fired combination boiler, space and plumbing for dishwasher and washing machine, space for undercounter fridge and freezer, tiled floor, coved ceiling, radiator.

Bedroom 14'7 (max) x 10'10

With front aspect UPVC double glazed windows, wood effect laminate flooring, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, loft hatch, radiator.

Bedroom 14'1 x 13'

With rear aspect UPVC double glazed window looking

onto garden and waterway, eaves storage access, radiator.

Bedroom 13' x 10'11

With front aspect UPVC double glazed window with open outlook, built-in airing cupboard with radiator, built-in store cupboard, radiator.

Bathroom 7'11 x 4'11

With UPVC frosted double glazed window, white suite comprising panelled bath with mixer tap, separate shower with rainfall showerhead and separate hand-held shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC, extractor fan, fully tiled walls, tile effect laminate flooring, radiator.

Outside:

To the front of the property there is a hardstanding providing off-road parking for two cars with a patch of lawn to one side. Gated access to the side of the property leads through to the detached garage with a side gate opening to the rear patio and garden. The patio has been laid to brick block paving, with the garden being mostly laid to lawn. There is a garden shed with power, and a base for a greenhouse or further shed if required.

Garage 17'3 x 9'1

With double garage doors, fitted workbench and shelving, power and light.



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.