



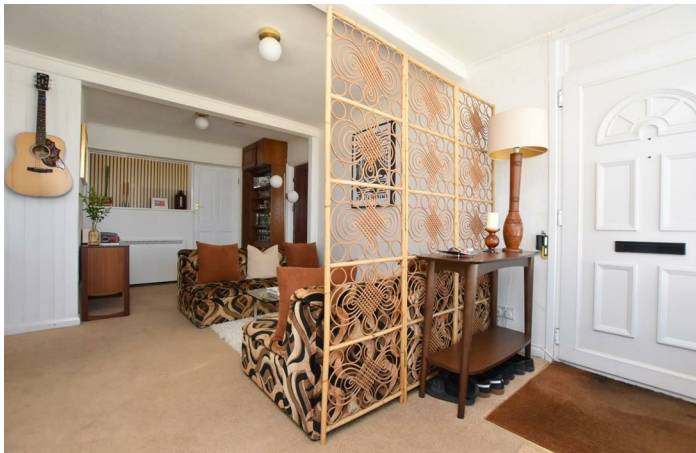
Links Crescent

St. Marys Bay TN29 0RS

- Detached Bungalow
 - Two Bedrooms
- Kitchen & Utility Room
 - Large Rear Garden
- Close To Beach & Amenities
- Generous Plot
- Open Plan Living/Dining Room
 - Modern Fitted Bathroom
- Garage & Off-Road Parking
 - Private Estate

Guide Price £250,000 Freehold





GUIDE PRICE £250,000 - £260,000

Mapps Estates are delighted to bring to the market this well presented two bedroom detached bungalow residence on a private estate within walking distance of the beach and local amenities. The accommodation comprises an open plan living/dining room, a kitchen and separate utility room, two bedrooms and a modern bathroom. The bungalow is located on a generous plot with a large rear garden, a gravelled front driveway with parking for three cars, and a garage. An early viewing comes highly recommended.

Located on a private estate, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club and active village hall. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Front Entrance

With outdoor wall light and UPVC

Living/Dining Room 18'11 x 16'7 (max points)

With front and side aspect UPVC double glazed windows, fitted doormat, two electric storage heaters, dining area with front aspect UPVC double glazed window, positive input ventilation system, doors to utility room, both bedrooms and kitchen.

Kitchen 7'11 x 5'10

With UPVC frosted double glazed window, fitted wood effect worktop with inset stainless steel sink and mixer tap over, space for electric cooker, extractor fan, tiled walls, fitted store cupboards and drawer, tiled walls, chequerboard vinyl flooring, cupboard housing hot water cylinder (please note: this is to be removed to make space for a fridge/freezer), water heating control panel.

Utility Room 7'10 x 5'7 (max points)

With new wall-mounted Ariston water heater (to be connected), space and plumbing for washing machine, UPVC double glazed door to side lean-to, sliding pocket door to bathroom.

Side Lean-To Storeroom

With wooden stable door to rear garden, vinyl flooring.

Bathroom 7'8 x 7'3

A recently fitted modern bathroom comprising a panelled bath with mixer tap, electric shower and shower screen over, wash hand basin with mixer tap over set onto wall-mounted repurposed wooden drawer unit, WC, exposed ceiling timbers, wooden shelf, extractor fan, UPVC frosted double glazed window, tiled walls and floor, chrome effect heated towel rail.

Bedroom 16'2 x 11'4

With rear aspect UPVC double glazed window, large double glazed window and sliding door to rear garden, wood effect laminate flooring, electric storage heater.

Bedroom 15' (max) x 6'5

With front aspect UPVC double glazed window, fitted floor to ceiling double store cupboard with sliding doors and recently-fitted consumer unit,

herringbone effect laminate flooring, electric storage heater.

Outside:

The property enjoys a large rear garden, laid mostly to lawn with mature shrub borders. There is an outside tap, a garden shed (measuring 9'8 x 7'8 internally), a timber frame canopy to the rear of the bungalow, gated side access and a personal door to the garage. To the front is a gravelled driveway providing off-road parking for three cars or a motorhome/caravan if required.

Garage 15'3 x 7'10

With up and over door, personal door to rear, power points.

Agent's Note:

The property is ready to enjoy as is, but should the new owners wish to unlock even more potential, the current owners have already obtained (and are happy to pass on) structural calculations which detail the beam required for removing the existing kitchen walls and transforming into an open-plan kitchen/living/dining room.



Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating F



Approximate Gross Internal Area = 68.4 sq m / 736 sq ft



Illustration for identification purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mapps Estates Sales Office

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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.