



## Gazedown Close

St. Marys Bay Romney Marsh TN29 0ES

- Semi-Detached Family Home
  - Spacious Kitchen/Diner
- Bathroom & Downstairs WC
- Garage & Off-Road Parking
  - Updating Required
- Three Bedrooms
- Large Living Room
- Front & Rear Gardens
- Close To Beach & Amenities
- No Onward Chain

**Guide Price £280,000 Freehold**







\*\*\*Guide Price £280,000 - £300,000\*\*\*

Mapps Estates are delighted to bring to the market this three bedroom semi-detached residence located in a quiet cul-de-sac development within walking distance of the beach. The accommodation comprises a welcoming reception hall, cloakroom, a spacious kitchen/diner and a large living room to the ground floor, while upstairs you will find three bedrooms and a bathroom. The property enjoys front and rear gardens, the rear garden backing onto a picturesque waterway, as well as a garage and off-road parking for two cars. Benefitting from a recently fitted entrance door and some ground floor windows, the property does however require updating internally. Being sold with no onward chain, an early viewing comes highly recommended.

Located in a quiet cul-de-sac, 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.

#### **Ground Floor:**

##### **Reception Hall 10'4 x 5'10**

With composite entrance door and inset arched frosted double glazed panel, UPVC frosted double glazed window to side, stairs to first floor, walk-in understairs store cupboard with fuse boxes and electric meter, heating control panel, coved ceiling.

##### **Cloakroom**

With UPVC frosted double glazed window, wall-hung wash hand basin with tiled splashback, WC, coved ceiling.



### **Kitchen/Diner 18'4 (max) x 10'5**

With UPVC double glazed back door and window looking onto rear garden, fitted store cupboards and drawer, space for electric cooker, space for fridge/freezer, fitted stainless steel double drainer sink with tiled splashback, built-in double store cupboard, space for dining table, heating control panel, coved ceiling.

### **Living Room 18'4 x 13'10**

With large front aspect UPVC double glazed window with open outlook, heating control panel, coved ceiling.

### **First Floor:**

#### **Landing**

With loft hatch, heating control panel, coved ceiling.

#### **Bedroom 18'5 x 13'11**

With front aspect UPVC double glazed window with open outlook, heating control panel, built-in airing cupboard housing hot water cylinder with fitted shelving over, coved ceiling.

#### **Bedroom 10'6 x 9'5**

With rear aspect UPVC double glazed window looking onto garden and waterway, heating control panel, coved ceiling.

### **Bedroom 10'9 x 8'7**

With rear aspect UPVC double glazed window looking onto garden and waterway, heating control panel, coved ceiling.

### **Bathroom 5'10 x 5'6**

With UPVC frosted double glazed window, panelled bath, pedestal wash hand basin, WC, vanity wall light with shaver point, part-tiled walls, coved ceiling.

### **Outside:**

The front garden is laid to lawn with a concrete driveway to the side providing off-road parking for two cars and access to the garage. A side pathway leads to the entrance and through to the rear garden. This is also laid to lawn with rose bushes to one side, and backs onto a picturesque waterway.

### **Garage 17'4 x 8'**

With up and over door, frosted window to rear, power points.





**Total area: approx. 103.6 sq. metres (1115.1 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>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>11</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.