



## Lower Sands

Dymchurch TN29 0NF

- Extended Semi Detached Family Home
  - Three Bedrooms
  - Open Plan Living Space
- Large Fitted Kitchen With Integrated Appliances
  - Garage & Off-Road Parking
- Sought-After Private Estate
  - Bathroom & Shower Room
  - Separate Living/Dining Room
- Attractive Rear Garden With Outbuildings
  - Two Log Burners

**Asking Price £445,000 Freehold**







Mapps Estates are delighted to bring to the market this well-presented, extended semi-detached family home on the ever-popular private Sands Estate, conveniently located within walking distance of the beach and local amenities. The versatile accommodation comprises a welcoming reception hall, a living/dining room with log burner, a spacious kitchen/diner/family room opening to the patio and rear garden, a useful store room and a downstairs shower room, while upstairs you will find the three bedrooms and family bathroom. The large, attractively-landscaped rear garden is a particular feature, boasting a summerhouse and outdoor bar. There is also a front garden as well as a detached garage and off-road parking for three/four cars. An early viewing comes highly recommended.

Located in this popular private estate 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).

### **Ground Floor:**

#### **Reception Hall 11'7 x 10'4**

With composite entrance door and inset double glazed panel, stairs to first floor with inset lighting, understairs store cupboard, high level cupboards housing electric meter and consumer unit, wood effect vinyl flooring, dado rail, feature internal stained glass windows, two radiators, doors to kitchen, shower room and living/dining room.

### Living/Dining Room 21'8 x 13'8

Narrowing to 10'3 in the dining area, with two front aspect UPVC double glazed windows looking onto garden, exposed brick fireplace with recessed cast iron log burner and wooden mantel over, dado rail with feature wood panelling under, two fitted store cupboards to chimney breast recesses, two radiators.

### Shower Room 6'10 x 6'7 (max)

With feature internal stained glass window, large fully tiled shower cubicle with Triton electric shower and sliding shower screen, wash hand basin with mixer tap and tiled splashback over and store cabinet under, WC, extractor fan, coved ceiling, dado rail, chrome effect heated towel rail, tile effect vinyl flooring.

### Kitchen/Diner/Family Room 18'10 x 18'2

A large open plan living space with a feature roof lantern, comprising a fitted kitchen with a matching range of sage store cupboards, display cabinets and drawers, solid wood worktops with tiled splashbacks, inset ceramic sink/drainers with rinser tap, rear aspect UPVC double glazed window looking onto garden, integrated fridge/freezer, dishwasher and washing machine, five ring gas hob with splashback, extractor canopy and downlighters over, fitted high level Bosch double electric oven, plinth lighting, space for breakfast table, exposed floorboards, dado rail, vertical radiator, sitting room area with log burner, side aspect UPVC double glazed French doors opening to side lean-to, rear aspect UPVC double glazed windows and French doors opening to patio and garden, door to store room.

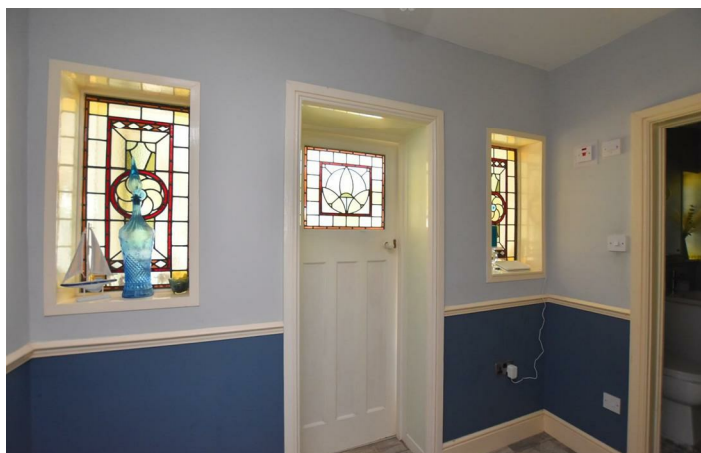
### Store Room 6'11 x 5'3

With wall-mounted Worcester Bosch gas-fired combination boiler, exposed floorboards, former fireplace, fitted shelving.

### First Floor:

#### Landing

With side aspect UPVC double glazed window with distant countryside glimpses, loft hatch and fitted loft ladder, dado rail, radiator.





### **Bedroom 13'8 x 10'2**

With front aspect UPVC double glazed window with open outlook, fitted double wardrobe, dado rail, radiator.

### **Bedroom 11'3 x 10'3**

With front aspect UPVC double glazed window with open outlook, fitted wardrobe and shelved store cupboard to chimney breast recesses, dado rail, radiator.

### **Bedroom 11'9 x 7'1**

With rear aspect UPVC double glazed window with garden view and distant countryside glimpse, dado rail, radiator.

### **Bathroom 9'4 x 4'6**

With UPVC frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment over, wash hand basin with mixer tap over and store cabinet under, WC, part-tiled walls, wood effect vinyl flooring, chrome effect heated towel rail.

### **Outside:**

To the front is a low-walled garden laid to lawn; a gravelled driveway provides off-road parking for up to four cars and access to the detached garage. Steps lead up to the side entrance to the property, and a side gate leads to a log store area and side lean-to. This in turn opens to the rear patio which has been laid to brick block paving; there are outdoor wall lights and a tap. The generous rear garden is laid mostly to lawn with well-tended mature shrub borders and trees. To one side is a sizable outbuilding used as a bar (measuring 15'6 x 7'7 internally, with UPVC door, fitted bar and shelving, power and light), and to the rear is a further brick block paved terrace and summerhouse (measuring 10' x 7'8 internally, with power and light).

### **Garage 16'6 x 10'5**

Detached garage with pitched roof, wooden double doors to front, UPVC double glazed French doors to rear opening to patio and garden, consumer unit, power and light.









**Ground Floor**  
Approx. 75.7 sq. metres (814.8 sq. feet)



**First Floor**  
Approx. 41.1 sq. metres (442.2 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	

**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.