



## Seabourne Way

Dymchurch Romney Marsh TN29 0PX

- Link-Detached Property
- Spacious Living/Dining Room
- Bathroom & Shower Room
  - Large Family Garden
- Close To Village Centre & Beach
- Three Bedrooms
- Modern Fitted Kitchen
  - Garden Room
- Integral Garage & Off-Road Parking
- Beautifully Presented

**Asking Price £385,000 Freehold**





Mapps Estates are delighted to bring to the market this beautifully presented three bedroom link-detached family home conveniently located within walking distance of Dymchurch and the beach. The well-proportioned accommodation comprises an entrance porch and lobby, a spacious living/dining room, a downstairs bedroom and shower room, a modern fitted kitchen and garden room, and an integral garage to the ground floor, with two further bedrooms and a modern family bathroom to the first floor. The property also benefits from a large rear garden backing onto a picturesque waterway, and an off-road parking space to the front. 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, Lympne and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' and girls' grammar schools 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 Porch 8'8 x 4'4**

With UPVC double glazed window and sliding door, wall light point, tiled floor, internal frosted entrance door to inner lobby.

**Lobby 4'4 x 3'10**

With UPVC frosted double glazed window to side, coat hanging space, coved ceiling, wood effect laminate flooring, door to living/dining room.

**Living/Dining Room 28' x 12'8**

With front aspect UPVC double glazed window, wood effect laminate flooring, two radiators, stairs to first floor, rear aspect UPVC double glazed window and sliding door to terrace and rear garden, door to inner hallway.

**Hallway 7'6 x 3'**

With wood effect laminate flooring, doors to bedroom, shower room and kitchen.

**Bedroom 9'8 x 9'**

With front aspect double glazed window, recessed shelved store cupboard, wood effect laminate flooring, radiator.

**Shower Room**

With frosted double glazed window, recessed shower cubicle with Aquaboarding to walls, rainfall shower and separate hand-held shower attachment, wash hand basin set onto shelf with mixer tap over and drawers under, Aquaboarding splashback, tiled floor, WC with concealed cistern, radiator.

### **Kitchen 9'11 x 9'**

With rear aspect UPVC double glazed window looking onto garden, solid oak worktops and tiled splashbacks, inset ceramic sink/drainers with mixer tap over, range of wood grain effect store cupboards and drawers, four ring gas hob with brushed stainless steel splashback over and electric oven under, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler, space and plumbing for slimline dishwasher, space for under counter fridge, recessed downlighters, vinyl tiled flooring, radiator, frosted glazed panel door to garden room.

### **Garden Room 11'7 x 7'9**

With rear aspect UPVC double glazed window and sliding door to patio and garden, two wall light points, tile effect laminate flooring, fitted worktop with store cupboards and space for freezer under, door to integral garage.

### **Integral Garage 16'5 x 7'11**

With remote controlled roller door, space and plumbing for washing machine, fitted shelving, consumer unit, loft hatch, power and light.

### **First Floor:**

#### **Landing**

With double airing cupboard with radiator, loft, hatch, radiator.

### **Bedroom 18'2 (22'1 max) x 9'5**

With front aspect UPVC double glazed dormer window with open outlook, rear aspect UPVC double glazed dormer window looking onto garden, wood effect laminate flooring, two radiators.

### **Bedroom 11'11 (max) x 9'**

With side aspect UPVC double glazed window, wood effect laminate flooring, radiator.

### **Bathroom 7'10 x 5'5**

With Velux window and fitted blind, shower bath with mixer tap, folding shower screen, rainfall shower and hand-held shower attachment over, Aquaboarding splashback, fitted shelf with inset wash hand basin and mixer tap over and store cabinet under, WC with concealed cistern, wood effect tiled flooring, radiator.

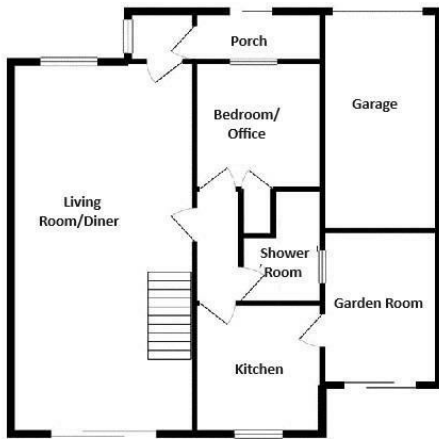
### **Outside:**

To the front of the property is a small garden laid to lawn with an off-road parking space in front of the garage. The large rear garden is mostly laid to lawn, with a paved patio and outdoor wall light by the garden room, an outside tap, a decked terrace with wooden balustrade and gated side access. To the rear of the garden is a picket fence and gate looking onto a waterway.

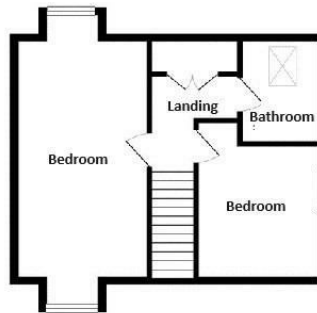




**GROUND FLOOR**  
830 sq.ft. (21.8 sq.m.) approx.



**1ST FLOOR**  
406 sq.ft. (37.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1,236 sq.ft. (119.5 sq.m.) approx.**  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked with any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee is given as to their availability or efficiency in the future.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</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	

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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.