



## Marine Avenue

Dymchurch Romney Marsh TN29 0TR

- Large Detached Coastal Bungalow
  - Four Bedrooms
  - Large Kitchen/Breakfast Room
- Separate Dining Room & Conservatory
  - Far-Reaching Countryside Views
- Approximately One Quarter Of An Acre Plot
  - Bathroom & Two En Suites
- Spacious Living Room With Log Burner
  - Set In Attractive Well-Tended Gardens
  - Generous Driveway & Double Garage

**Asking Price £575,000 Freehold**





Mapps Estates are delighted to bring to the market this well-presented four bedroom detached bungalow set in beautifully landscaped gardens in a plot of approximately a quarter of an acre. The property backs onto a picturesque waterway, enjoys far-reaching views across open countryside and is also within level walking distance of the beach. The bungalow itself has formerly had an annexe extension, although this has since been incorporated into the main residence. The well-proportioned accommodation comprises a reception hall, a living room with a cast iron log burner opening to a generous conservatory to the rear from which to admire the grounds, a large kitchen/breakfast room, a separate dining room, a master bedroom with a modern en suite wet room, a guest bedroom with en suite facilities, two further bedrooms and a bathroom. Outside, the property enjoys a veranda, a gated driveway laid to bonded resin, ample off-road parking space and a double garage. The attractive and extensive gardens are well stocked and tended, the rear garden boasting numerous outbuildings and even a private jetty onto the waterway. An early viewing of this most desirable home comes highly recommended.

Located on a private road within walking distance of the seafront and a short drive from Dymchurch village and amenities. 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 and the village of Dymchurch, which also offers a small selection of local shops, and post office. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & 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 38 minutes to London St Pancras, and from Folkestone West with a travelling time of approximately 50 minutes.

#### **Veranda 20'6 x 7'7**

A covered veranda laid to brick block paving with white painted balustrades and a polycarbonate roof over, UPVC frosted leaded double glazed entrance door opening to reception hall.

## Reception Hall

With wood effect vinyl flooring, loft hatch with fitted loft ladder, built-in triple wardrobe with sliding doors, heating thermostat, coved ceiling, radiator.

## Living Room 20'8 x 13'10

With dual aspect UPVC leaded double glazed windows, fireplace with recessed cast iron log burner, recessed downlighters, coved ceiling, rear aspect double glazed window and sliding door to conservatory.

## Conservatory 11'10 x 10'9

With UPVC double glazed windows and French doors to rear garden, pitched roof with fitted ceiling blinds, tile effect vinyl flooring.

## Kitchen/Breakfast Room 15'11 x 13'1

With dual aspect UPVC leaded double glazed windows, rolltop work surfaces with tiled splashbacks, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring Zanussi induction hob with extractor canopy over, fitted high level Zanussi double electric oven, a comprehensive range of fitted store cupboards and drawers, a walk-in shelved larder cupboard with consumer unit and electric meter, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, central island unit with wood effect worktop with breakfast bars at each end and further drawers and store cupboards under, wall-mounted gas-fired boiler, recessed downlighters, coved ceiling, radiator.

## Dining Room 12'11 x 11'4

With rear aspect UPVC leaded double glazed window looking onto garden, feature recessed arch with store cabinet under, coved ceiling, radiator.

## Bathroom 9'1 x 7'3

With two UPVC frosted double glazed windows, panelled bath with mixer tap over, separate shower cubicle with extractor/light over, pedestal wash hand basin, WC, built-in store cupboard with tiled top, fully tiled walls, tile effect vinyl flooring, recessed spotlight, radiator.

## Master Bedroom 13'1 x 11'

With front aspect UPVC leaded double glazed window looking onto garden, recessed wardrobe with sliding doors, fitted triple wardrobe with sliding doors, coved ceiling, radiator, door to en suite wet room.



### **En Suite Wet Room 8'11 x 7'9**

With UPVC leaded frosted double glazed window, feature autumn leaf design floor tiles, rainfall shower and separate hand-held shower attachment, pedestal wash hand basin with mixer tap over, WC, coved ceiling, recessed downlighters, ceiling-mounted Triton air-conditioning unit, vertical radiator.

### **Bedroom 13'1 x 10'10**

With front aspect UPVC leaded double glazed window looking onto garden, recessed wardrobe with sliding doors, coved ceiling, radiator.

### **Bedroom 11' x 7'11**

With rear aspect UPVC leaded double glazed window looking onto garden, recessed wardrobe with sliding doors, coved ceiling, wood effect vinyl flooring, radiator.

### **Guest Suite comprising:**

#### **Bedroom 13'2 x 11'1**

With rear aspect UPVC double glazed window and French doors opening to rear garden, coved ceiling, wood effect laminate flooring, radiator, inner

corridor with recessed wardrobe, radiator and consumer unit, door to en suite shower room.

### **En Suite Shower Room**

With UPVC frosted double glazed window, wash hand basin set into shelf with store cupboard under, shaver point, WC with concealed cistern and shelf over, tiled floor, shower cubicle with plumbing for shower [please note: the previous electric shower unit has been removed].

### **Outside:**

The property has a gated driveway which has been laid to bonded resin and offers ample off-road parking and space for a caravan or motorhome if required as well as access to a double garage. The front garden is laid to lawn with mature shrub and rose borders. Gated access from the parking area leads through to the extensive rear garden which enjoys far-reaching countryside views. The garden is laid predominantly to lawn, interspersed with mature shrub borders, trees and hedging, a paved terrace and a patio with a pergola over. There are numerous outbuildings including a greenhouse, a summerhouse (measuring 13'9 x 10'6 internally



with power and light, a window and double doors), a large garden shed (18'2 x 12' with power and light), and two further garden sheds to the side of the garage. There are also raised beds and water butts, and a private jetty onto the rear waterway, .

**Double Garage 17'11 x 16'2**

With two up and over doors, two rear windows, consumer unit.





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

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