



Jefferstone Lane

St. Marys Bay TN29 0SW

- Three Bedrooms
- Close To Amenities & Bus Stop
- Off Road Parking & Garage
 - Conservatory
 - Fitted Kitchen
- Semi Detached House
- Front & Rear Gardens
- Spacious Living Room/Diner
- Downstairs Shower Room & Upstairs Bathroom

Guide Price £325,000 Freehold





GUIDE PRICE £325,000 - £350,000

Mapps Estates are delighted to bring to the market this spacious three bedroom semi detached house within easy level walking distance to amenities and bus stop. The accommodation to the ground floor comprises a welcoming entrance hall, modern shower room, spacious living room/diner leading onto a delightful conservatory, and a fitted kitchen. To the first floor, you will find the three bedrooms and a generous bathroom. In addition, there is the advantage of front and rear gardens and off road parking and garage to the rear. Viewing comes highly recommended to really appreciate what this property has to offer.

Located in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port 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 nearby 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 away 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.

Entrance Porch

With UPVC front door, radiator, coved ceiling, light, doors to:

Modern Shower Room

With wall hung wash hand basin, low level WC, walk in shower with glazed screen to side, fully tiled walls and floor, heated towel rail, coved ceiling. extractor fan, UPVC double glazed frosted window to front.

Entrance Hall

With built in cupboard under the stairs, radiator, coved ceiling, doors to:

Living Room/Diner 21'9 x 11'3

With two UPVC double glazed windows to front, two radiators, coved ceiling, UPVC double glazed window to rear, door leading through to:

Conservatory 11'10 x 7'11

Of brick base construction with UPVC double glazed windows over and door to side opening onto the garden.

Kitchen 9'9 x 8'1

With a range of matching wall and base units, roll top worksurfaces, tiled splashbacks, inset one and half bowl, single drainer stainless steel sink with mixer tap over, inset four ring electric hob with extractor over, built in eye level electric oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, coved ceiling, UPVC double glazed window to rear overlooking the delightful rear garden.

First Floor:

Landing

With hatch to loft space, Upvc double glazed window to side, built in large shelved storage cupboard with heated towel rail and housing the combination boiler, doors to:

Bedroom 12'0 x 11'4

With UPVC double glazed windows to front, radiator, coved ceiling.

Bedroom 11'4 x 9'5

With two UPVC double glazed windows to rear, radiator, coved ceiling.

Bedroom 9'10 x 6'6

With UPVC double glazed window to rear, radiator, coved ceiling.

Modern Family Bathroom 8'1 x 6'5

A white suite comprising low level WC, pedestal wash hand basin, bath with tiled side panel, fully tiled walls and floor, coved ceiling, heated towel rail, UPVC double glazed frosted window to rear.

Outside:

The rear enclosed garden has been beautifully landscaped and offers a lawned area bordered by a variety of established plants and trees; along with raised vegetable patches and a crazy paving seating area. A rear path takes you to the rear of the property where you will find the garage and off road parking, while to the side, gated access brings you to the front garden.

Garage 16'2 x 8'2

With up and over door, power and light, personal door to side, glazed window to rear.





Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



Total area: approx. 93.7 sq. metres (1008.9 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.