



The Oval

Dymchurch Romney Marsh TN29 0LR

- Detached Residence
- Modern Fitted Kitchen
 - Roof Terrace
- Integral Garage & Parking Space
 - Private Estate
- Two Bedrooms & Study
 - Shower Room
 - Front Garden
- Updating Required
- No Onward Chain

Asking Price £275,000 Freehold





Mapps Estates are delighted to bring to the market this two bedroom detached residence located on the sought-after Oval estate in Dymchurch which enjoys private access to the sea wall and beach. The accommodation to the ground floor comprises a reception hall opening to a sitting room, and a modern fitted kitchen and shower room, while upstairs you will find two bedrooms, and a study area opening to a roof terrace overlooking the front garden. The property benefits from a gas-fired central heating system, an integral garage and an off-road parking space, although does now require updating. With no onward chain, an early viewing comes highly recommended.

Located on a private estate to the eastern side of Dymchurch and within level walking distance of Dymchurch's sandy beaches and high street. 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 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 station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

Ground Floor:

Side Entrance

With frosted double glazed entrance door and secondary glazed window to side, opening to reception hall.

Reception Hall

With stairs to first floor and understairs store cupboard, doors to kitchen and shower room, wall light, radiator, opening to sitting room.

Sitting Room 11'10 x 8'7

With front aspect UPVC double glazed window, frosted window to side, coved ceiling, wall lights, radiator.

Shower Room 8'7 x 6'

With frosted window, polycarbonate pitched roof, walk-in shower enclosure with Triton electric shower, pedestal wash hand basin with tiled splashback, WC, vinyl flooring, radiator.

Kitchen 13'1 x 8'7

With rear aspect window, modern kitchen comprising a range of cream gloss finish store cupboards and drawers, wood effect worktops with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, four ring gas hob with extractor over and electric oven under, built-in store cupboard, space for fridge/freezer, space and plumbing for washing machine, wall-mounted Ideal gas-fired combination boiler, polycarbonate roof to rear, wood effect vinyl flooring, door to integral garage.

Integral Garage 16'10 x 8'8

With wooden double doors to front, fitted shelving, power and light.

First Floor:

Landing 8' x 5'9

A spacious landing with front aspect UPVC double glazed window, door to bedroom and open doorway to study.

Bedroom 11'1 x 8'11

With side aspect UPVC double glazed window and small frosted window to rear, built-in wardrobe, shelved linen cupboard, radiator.

Study 8'11 x 7'3

With front aspect UPVC double glazed windows and door opening onto terrace, frosted double glazed UPVC window to side, door to bedroom, radiator.

Terrace

A spacious terrace with wooden balustrade and handrails.

Bedroom 11'11 x 8'11

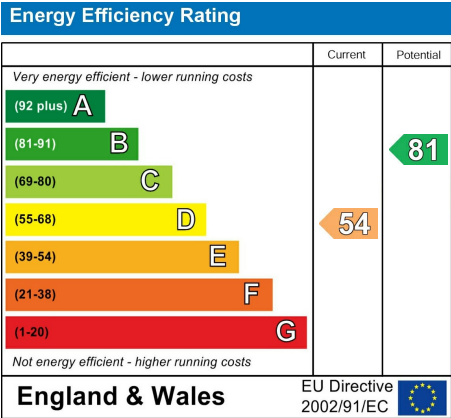
With rear aspect UPVC double glazed window, frosted double glazed UPVC window to side, fitted wardrobe, pedestal wash hand basin with wall-mounted electric water heater over, radiator.

Outside:

To the front of the property is a brick block paved parking space behind which is a fence and gate opening to the front garden and paved driveway up to the garage. There is a lawn, shrub borders and hedging to one side. A paved pathway leads round to the side entrance where there is an outside tap and wall light.



Local Authority Folkestone & Hythe District Council
 Council Tax Band B
 EPC Rating E



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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.