



## Brookside

Dymchurch TN29 0QQ

- Extended Semi-Detached Bungalow
  - Two Bedrooms
  - Large Living Room
- Well Presented Throughout
  - Front & Rear Gardens
- Popular Residential Estate
  - Generous Kitchen/Diner
  - Fitted Bathroom
- Close To Beach & Dymchurch Village
  - Garage & Off-Road Parking

**Asking Price £325,000 Freehold**







Mapps Estates are delighted to bring to the market this extended two bedroom semi-detached bungalow (originally three bedrooms) located on a popular residential estate just across the road from the beach and within walking distance of Dymchurch village. The property is presented in good order throughout, the accommodation comprising a front entrance porch, reception hall, a large living room, a generous kitchen/diner afforded by the side extension, two bedrooms both with fitted wardrobes and bedroom furniture, and a bathroom. The property enjoys well-tended front and rear gardens, a brick block driveway for off-road parking and a garage. An early viewing comes highly recommended.

Located just outside the village of Dymchurch and across the road from its beautiful sandy beach and the sea wall which offers a pleasant walk into the village centre with its small selection of local shops together with a Tesco mini-store, primary schooling, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being 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 (approximately 50 minutes' travelling time) and Ashford International (approximately 40 minutes' travelling time).

#### **Front Porch 4'9 x 3'3**

With UPVC double glazed windows and front door, polycarbonate roof, wood effect vinyl flooring, frosted double glazed internal entrance door with frosted window to side, opening to reception hall.

#### **Reception Hall**

With built-in airing cupboard housing hot water cylinder with fitted shelving over, cupboard housing gas and electric meters and consumer unit, built-in cloaks cupboard, coved ceiling, radiator, door to inner hallway, doors to bathroom and living room, frosted glazed panels and door to kitchen/diner.

#### **Living Room 17' x 11'11**

With front aspect UPVC double glazed bay window, fitted coal effect gas fire set into tiled fireplace, four wall light points, coved ceiling, radiator.

### **Kitchen/Diner 16'4 x 15'4 (max points)**

With side aspect UPVC double glazed window and door, front aspect UPVC double glazed window, UPVC double glazed back door with fitted blind opening to patio and garden, fitted kitchen comprising a range of grey painted store cupboards and drawers, square edge worktops with matching upstands, inset one and a half bowl stainless steel sink/drainer with mixer tap over, inset four ring electric ceramic hob with pull-out extractor over and electric oven under, space for undercounter fridge and freezer, space and plumbing for washing machine, tiled walls, wood effect vinyl flooring, opening through to dining area with coved ceiling and radiator.

### **Inner Hallway**

With coved ceiling, loft hatch with fitted loft ladder (the loft is part-boarded, has a UPVC double glazed window, light, and a fitted Worcester Bosch gas-fired combination boiler).

### **Bedroom 14'6 x 12'1 (max points)**

A large bedroom which was originally two smaller bedrooms, with two rear aspect UPVC double glazed windows looking onto patio and garden, range of floor to ceiling fitted wardrobes with matching bedside cabinets, store cupboards, drawers and dressing table, radiator.

### **Bedroom 12'3 x 8'3**

With rear aspect UPVC double glazed window looking onto patio and garden, fitted floor to ceiling wardrobes to corner with matching chest of drawers, coved ceiling, radiator.

### **Bathroom 6'10 x 5'9**

With two UPVC frosted double glazed windows, panelled bath with mixer tap and wall-mounted shower attachment and folding shower screen over, wash hand basin set into shelf with store cabinet under, WC with concealed cistern and shelf and store cabinet over, fully tiled walls, tiled floor, radiator.

### **Outside:**

The property is set back from the road by a front garden, laid mostly to lawn with shrub borders; there is a brick block pathway leading to the front entrance porch, as well as a brick block driveway to the side offering off-road parking space for two cars and access to the garage. The rear garden has a generous paved patio leading through to the rear garden, which is again laid to lawn with attractive mature shrub borders. There is a garden shed, an outside wall light, water butt and tap.

### **Garage 16'9 x 8'**

With up and over door, rear window and double glazed side door opening to patio and rear garden, fitted workbench, power and light.

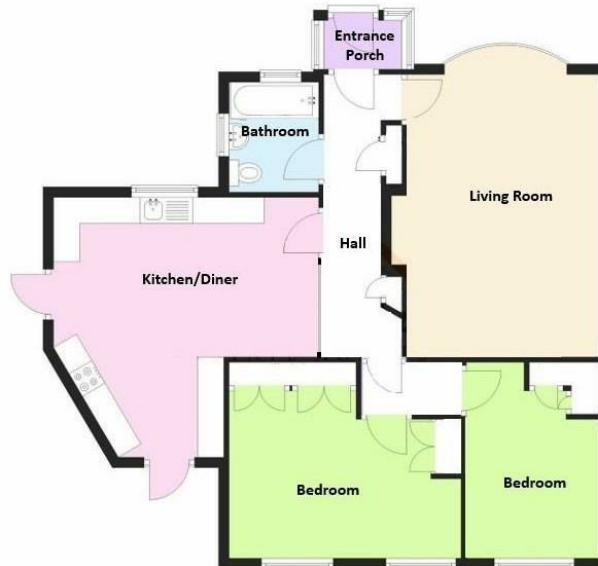






**Ground Floor**

Approx. 73.6 sq. metres (792.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.4 sq. feet)

Plans are for layout purposes only and 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>68</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.