



Seabourne Way

Dymchurch TN29 0PX

- Semi Detached Residence
- Good Sized Family Garden
 - Fitted Kitchen
 - Garage & Workshop
- Close To Shops & Beach
- Three Double Bedrooms
- Spacious Lounge/Diner
- Shower Room & WC
 - Off-Road Parking
 - No Onward Chain

Asking Price £325,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom chalet residence on a popular residential development within walking distance of the beach and local amenities. The well-proportioned ground floor accommodation comprises a front porch, a welcoming reception hall, a spacious lounge/diner, a fitted kitchen, cloakroom and a double bedroom with fitted wardrobe, while upstairs you will find two further double bedrooms and a large shower room. The property enjoys a good sized family garden with a large fishpond, as well as ample off-road parking space and a garage/workshop. Being sold with no onward chain, 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, Lympe 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:

Front Porch 7'2 x 2'4

With UPVC windows and sliding front door, wall light, tiled floor, internal frosted window and solid wood entrance door to reception hall.

Reception Hall 14'6 x 10'6 (max)

With side aspect UPVC double glazed window, stairs to first floor, understairs store cupboard housing gas meter and modern consumer unit, built-in double cloaks cupboard, radiator.

Cloakroom

With UPVC frosted double glazed window, wall-hung corner wash hand basin with mixer tap, WC, fully tiled walls.

Kitchen 11'2 x 6'11

With side aspect UPVC double glazed window and frosted double glazed back door opening to driveway, fitted kitchen comprising a range of matching store cupboards and drawers, rolltop work surfaces, inset one and a half bowl sink/drainer with mixer tap, four ring gas hob with extractor over and electric oven/grill under, serving hatch through to dining area with garden view, space for fridge/freezer, space and plumbing for washing machine and slimline dishwasher, wall-mounted Worcester gas-fired combination boiler, tiled floor, fully tiled walls, radiator.

Lounge/Diner 20'8 x 18'3 (max points)

An 'L' shaped lounge/diner comprising living room area with rear aspect UPVC double glazed window and sliding door to patio and garden, feature tiled fireplace and TV stand, radiator, coved ceiling, dining area with rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 12'11 x 10'10

With front aspect bay window with UPVC double glazed windows, recessed double wardrobe, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, loft hatch.

Bedroom 13'4 x 13'

With rear aspect UPVC double glazed window looking onto garden, coved ceiling, radiator.

Bedroom 13' x 10'11

With front aspect UPVC double glazed window with open outlook, built-in wardrobe and linen cupboard, radiator.

Shower Room 10'4 x 4'11

With UPVC frosted double glazed window, large shower cubicle with Mira electric shower, vanity unit comprising wash hand basin set into shelf with wood effect store cupboards, drawers and shelving under and WC with concealed cistern, vinyl tile effect flooring, fully tiled walls, radiator.

Outside:

The former front garden is now laid to brick block paving for additional off-road parking space; the driveway to the side provides further off-road parking space and access to the garage. There is a side gate opening to the patio and rear garden, an outside tap and a canopy over the back door. To the rear, the property enjoys a secluded paved patio area opening to the garden which is mostly laid to lawn with mature shrub borders and a large fish pond to one side, To the back of the garden there is a greenhouse and garden shed. There are also water butts and an outdoor power point to the back of the workshop.

Garage/Workshop 25'4 x 8'3 (max)

Garage with electric roller door, power and light, extended to the rear to incorporate a workshop with fitted workbench, rear and side aspect windows and personal door opening to garden.



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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	63		
(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.