



## Lade Fort Crescent

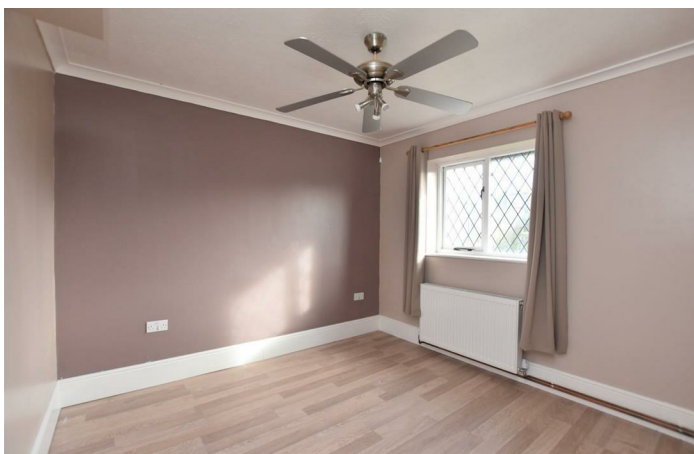
Lydd On Sea Romney Marsh TN29 9YF

- Detached Bungalow
- Spacious Lounge/Diner
  - Shower Room
- Garage & Off Road Parking
- Three Bedrooms
- Fitted Kitchen
- Large Rear Garden
- \*\* No Onward Chain \*\*

**Asking Price £265,000 Freehold**







Mapps Estates are delighted to bring to the market this three bedroom detached bungalow located within walking distance of local shops and the seafront. The property is now in need of refurbishment, but enjoys well-proportioned accommodation comprising an entrance hall, spacious lounge/diner, a fitted kitchen, three bedrooms and a shower room, and gas central heating. There is also a generous rear garden, a driveway with off-road parking space for two cars, and an attached garage. Being sold with no onward chain, an early viewing comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway,

### Front Entrance

With a wooden ramp up to the front door, outdoor wall light, UPVC wood effect front door opening to entrance hall.

### Entrance Hall

With wood effect laminate flooring, loft hatch, consumer unit, radiator.

### Lounge/Diner 17'10 x 12'6 (max points)

With front aspect double glazed window, fitted display cabinets and wooden shelf, wood effect laminate flooring, coved ceiling, two radiators, rear aspect UPVC double glazed window and sliding door to garden.

### **Kitchen 10'8 x 6'8**

With rear aspect double glazed window and UPVC double glazed back door to garden, rolltop work surfaces, inset stainless steel sink with mixer tap over, four ring gas hob with extractor canopy over and electric oven under, range of fitted store cupboards and drawers, wall mounted Glow Worm gas-fired combination boiler, space and plumbing for slimline dishwasher, space for fridge/freezer, fully tiled walls.

### **Bedroom 10' x 9'6**

With rear aspect double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator.

### **Bedroom 13'1 x 7'5**

With front aspect double glazed window, wood effect laminate flooring, coved ceiling, recessed downlighters, radiator.

### **Bedroom 7'9 x 7'5**

With front aspect double glazed window, wood effect laminate flooring, coved ceiling, recessed downlighters, radiator.

### **Shower Room 6'10 x 6'9**

With frosted double glazed window, shower tray

with Triton electric shower over, store cabinet with wash hand basin and mixer tap over, WC with concealed cistern, extractor fan, motion-sensor light, part-tiled walls, built-in store cupboard, coved ceiling, vinyl tile effect flooring, radiator.

### **Outside:**

To the front is a concrete driveway providing off-road parking space for two cars and access to the garage. The front garden is laid mostly to beach shingle; a pathway leading along the side of the bungalow to the rear garden. This is generous in size with a beach shingle area and a step up to the raised garden laid to lawn. A pathway runs along the rear of the bungalow accessing the back doors from the kitchen and garage where there is an outdoor tap.

### **Garage 17'1 x 8'11**

With pitched roof, up and over door, power and light, plumbing for washing machine, UPVC double glazed back door to garden.


### **Agent's Note:**

Please be advised we have been informed the property is not connected to mains drainage.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

**Mapps Estates Sales Office**

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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.