



Kingsway

Dymchurch Romney Marsh TN29 0LY

- Detached Bungalow Residence
 - Popular Private Estate
- Gardens To Front, Side & Rear
 - Kitchen & Dining Room
 - Electric Heating
- Modernisation Required
- Large In/Out Driveway & Garage
 - Spacious Living Room
 - Three Bedrooms
 - No Onward Chain

Asking Price £360,000 Freehold





Mapps Estates are delighted to bring to the market this spacious detached three bedroom bungalow residence located on the popular Sands Estate close to the seafront and within level walking distance of the village. The well-proportioned accommodation comprises a front porch, a generous living room with a bay window, a separate dining room, kitchen and garden room, three bedrooms and a bathroom. The property boasts well-tended gardens, and attached single garage and an impressive brock block paved in/out driveway providing ample off-road parking and space for a mobile home or caravan if required. The property is now in need of modernisation throughout and is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located on the ever-popular private Sands Estate to the eastern side of Dymchurch and within walking distance of its sandy beaches. 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 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 10'2 x 3'6

With front aspect double glazed window and sliding door, side aspect window, frosted double glazed entrance door.

Lobby 4'8 x 4'2

With front aspect window with secondary glazing, electric heater, doors to living room and bedroom.

Bedroom 11'11 x 11'11

With front aspect window with secondary glazing, fitted wardrobes with store cupboards over, electric storage heater.

Living Room 17'3 x 13'

With side aspect bay window with secondary glazing, front aspect window with secondary glazing, coved ceiling, two electric storage heaters, two wall light points, door to inner hallway.

Inner Hallway 7' x 3'4

With loft hatch and fitted loft ladder (the loft is fully boarded and has light), electric heater, doors to bedrooms, bathroom and dining room.

Bedroom 11'11 x 10'6

With side aspect window with secondary glazing, fitted wardrobes with store cupboards over, coved ceiling, electric storage heater.

Bedroom 9'5 x 8'11

With rear aspect window with secondary glazing looking onto garden, fitted shelved cupboard, electric storage heater.

Bathroom 6'11 x 5'7

With frosted window with secondary glazing, bath with mixer tap, electric shower and folding shower screen over, pedestal wash hand basin, WC, part-tiled walls, coved ceiling, electric heater.

Dining Room 11'5 x 9'5

With side aspect window with secondary glazing, built-in airing cupboard with hot water cylinder and shelving, plate shelf, coved ceiling, electric heater, door to kitchen.

Kitchen 8'6 x 7'5

With side aspect double glazed window, wood effect rolltop work surfaces with tiled splashbacks, inset one and a half bowl resin sink/drainage with mixer tap over, four ring electric hob with extractor canopy over, wood effect store cupboards and drawers, space for undercounter fridge, space and plumbing for washing machine, cupboard housing fuse box

and consumer unit, rear window and archway through to garden room.

Garden Room 7'9 x 5'6

With double glazed window, frosted double glazed back door to garden.

Outside:

To the front of the property is a low-walled garden laid to lawn and with shrub borders. There is an impressive brick block paved in/out driveway providing ample off-road parking space and access to the attached garage with gated side access. To the side of the property is a further lawned area and a pathway bordered by roses. The rear garden is again laid to lawn with hedging to the rear, a garden shed set on a concrete base, two brick built lean-to stores, a concrete hardstanding to the rear of the garage, and an outdoor tap,

Garage 14'10 x 9'1

With remote controlled up and over door.

Agent's Note:

There is a residents' maintenance charge of £60.00 per annum for the estate.



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



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		79	
(81-91) B			
(69-80) C			
(55-68) D		42	
(39-54) E	42		
(21-38) F			
(1-20) G			
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.