



Kingsway

Dymchurch TN29 0LY

- Well Presented Detached Chalet Bungalow
 - Generous Front & Rear Gardens
 - Large 27' Sitting/Dining Room
 - Ground Floor Bathroom
 - Garage & Off Road Parking
- Built In 1963 & First Time To Market
 - Four Bedrooms
- Spacious Kitchen/Breakfast Room
 - Fully Owned Solar Panels
 - *No Onward Chain*

Price Guide £425,000-£450,000 Freehold





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Mapps Estates are delighted to bring to the market this well presented four bedroom chalet bungalow set on a generous plot in a popular private estate and being brought to the market for the first time since its original construction in 1963. This well-proportioned property enjoys generous accommodation, comprising a welcoming reception hall, an extended 27' sitting/dining room, a spacious kitchen/breakfast room, three ground floor bedrooms and a bathroom, and an additional first floor bedroom. The property enjoys generous front and rear gardens, a brick block paved driveway and garage, fully owned solar panels, and is being sold with the added incentive 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).

Ground Floor:

Front Porch

With quarry tiled floor, wall light, solid wood front door with frosted window to side.

Entrance Lobby 6'11 x 5'4

With radiator, glazed panel wooden door to reception hall.

Reception Hall 16'9 x 6'5

Spacious reception hall with open tread staircase to first floor, heating thermostat, internal frosted glazed panels allowing borrowed natural light from living room, radiator.

Sitting/Dining Room 27' x 13' (max)

An extended living room with front and side aspect UPVC double glazed windows, fireplace with recessed coal effect fire with wooden mantel over, two radiators.

Kitchen/Breakfast Room 19'2 x 11'5

With side and rear aspect UPVC double glazed windows, back door with frosted glazed panel, dining area, floor-standing Ideal 'Mexico' gas-fired boiler, heating control panel, built-in airing cupboard housing hot water cylinder and fitted shelving, fitted double store cupboard with fitted shelving and cupboards over, radiator, fitted kitchen comprising square edged wood effect worktops with tiled splashbacks over, inset stainless steel sink/drain, fitted store cupboards and drawers, shelving and display cabinet, four ring electric hob with extractor hood over and electric oven under, space for undercounter fridge, space and plumbing for washing machine.

Bedroom 11'11 x 11'5

With front aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 10'5 x 8'7

With side aspect UPVC double glazed window, radiator.

Bedroom 8'10 x 8'7

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

Bathroom 7'11 x 5'5

With UPVC frosted double glazed window, panelled bath with Mira shower and shower curtain rail over, pedestal wash hand basin, WC, part-tiled walls, radiator.

First Floor:

Landing

With access to loft space, door to bedroom.

Bedroom 15'2 x 11'5

With rear aspect UPVC double glazed dormer window with countryside view, front aspect UPVC double glazed dormer window with view of sea wall and Martello Tower, electric night storage heater, recessed shelving, door to loft space with solar panel inverter.

Outside:

To the front of the property is a large, low-walled garden laid to lawn with shrub borders; a gated driveway laid to brick block paving provides off-road parking for two cars and access to the attached garage. There is gated access on both sides of the property to the rear garden which is laid mostly to lawn, with shrub and hedge borders, a large greenhouse, garden shed and former vegetable patch to the rear. There are water butts, an outside tap, and a filled-in former fish pond with a power supply still available if required. By the back door is a covered porch area with UPVC double glazed windows and an outdoor wall light.

Garage 15'8 x 8'11

With up and over door, power and light.

Agent's Note:

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.