



Seabourne Way

Dymchurch TN29 0PX

- Semi Detached Family Home
 - Three Double Bedrooms
 - Kitchen/Breakfast Room
- Attractively Landscaped Gardens
 - Popular Residential Area
- Immaculately Presented
 - Spacious Living Room & Conservatory
 - Bathroom With Shower & Bath
 - Garden Room
 - Close To Seafront & Amenities

Asking Price £360,000 Freehold





Mapps Estates are delighted to bring to the market this immaculately presented three bedroom semi-detached family home conveniently located within walking distance of the beach and local amenities. The well-proportioned accommodation comprises a welcoming reception hall, a downstairs cloakroom, a spacious living room opening to a good-sized conservatory, a kitchen/breakfast room and a double bedroom to the ground floor, with two further double bedrooms and a family bathroom with a bath and a separate walk-in shower. The well-tended and attractively landscaped gardens are a particular feature of the property, along with a versatile garden room; the property also benefits from off-road parking for two cars. An early viewing of this desirable family home 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, Lympne and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' and girls' grammar schools are 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

Covered porch with outdoor wall light, UPVC frosted double glazed window and front door opening to reception hall.

Reception Hall 13'8 x 10'7 (max)

With stairs to first floor and understairs storage space, built-in cloaks cupboard, consumer unit, coved ceiling, radiator.

Cloakroom

With UPVC frosted double glazed window, corner wash hand basin with mixer tap and tiled splashback over, WC, tiled shelf, laminate flooring.

Bedroom 11'10 x 10'10

With front aspect UPVC double glazed window looking onto garden, recessed built-in double wardrobe with hanging rail and shelf over, radiator.

Living Room 21'6 x 10'5

With coved ceiling, two radiators, open doorway to kitchen, opening through to conservatory.

Conservatory 10'1 x 8'7

With UPVC double glazed windows and French doors to patio and garden, polycarbonate roof, wood effect laminate flooring, radiator.

Kitchen/Breakfast Room 19'2 x 7'5

With rear aspect UPVC double glazed window looking onto garden, fitted square edged worktops and matching upstands, inset stainless steel sink/drainers with mixer tap over, four ring ceramic electric hob with splashback and extractor canopy over and electric oven under, space for fridge/freezer, space and plumbing for washing machine and tumble dryer, wine rack, range of cream gloss finish store cupboards and drawers, wall-mounted Worcester Bosch gas-fired combination boiler (installed 2022), space for breakfast table, side aspect UPVC double glazed window and back door, wood effect laminate flooring, vertical radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, built-in shelved linen cupboard, loft hatch.

Bedroom 15'1 x 12'6

With rear aspect UPVC double glazed dormer window looking onto garden, large eaves storage cupboard, radiator.

Bedroom 12'6 x 11'8

With front aspect UPVC double glazed dormer window, built-in recessed store cupboard, radiator.

Family Bathroom 7'5 x 7'4

With UPVC frosted double glazed window, large walk-in shower cubicle with aquaboard panelling, panelled bath with mixer tap and recessed tiled shelf over, wash hand

basin with mixer tap over and wood effect drawer and store cabinet under, WC, extractor fan, part-tiled walls, tiled floor, chrome effect heated towel rail.

Outside:


To the front of the property is a lawned garden with a shrub border. There is a concrete driveway providing two off-road parking spaces, and double wooden gates opening to a side yard with an outside tap, leading through to the rear garden. The garden has been tastefully landscaped, comprising a patio area laid to Indian sandstone paving, an additional outdoor tap, lighting and power points, raised flower beds, a lawn with a cooking apple tree; a picket fence and gate opens to the rear garden area which has a range of fruit and vegetable beds, fruit trees and a garden shed to the back corner.

Garden Room 17'9 x 9'9

A former garage, now used as a garden room, having been insulated and plaster-boarded and with a fibre glass roof, vinyl flooring, multiple power points and lighting. The room is divided into a useful workshop area with a fitted worktop and store cupboards, a side aspect UPVC double glazed window and door opening to the patio, while the main room has a large UPVC double glazed window and sliding door opening to the side yard area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(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.