



Jesson Close St. Marys Bay TN29 0SH

- Detached Family Home
 - Four Bedrooms
 - Large Living Room
- Bathroom & En Suite Shower Room
- Integral Garage & Off Road Parking
- Exclusive Private Estate
- Kitchen/Breakfast Room
- Impressive Wraparound Conservatory
- Attractive Front & Rear Gardens
- No Onward Chain

Asking Price £400,000 Freehold





Mapps Estates are delighted to bring to the market this well presented four bedroom family home located on a private estate within walking distance of local amenities and the seafront. The accommodation comprises a reception hall, a downstairs cloakroom, a spacious kitchen/breakfast room, a large living room with a gas fireplace, and an impressive wraparound UPVC conservatory to the ground floor, with four bedrooms, an en suite shower room and a family bathroom to the first floor. There are attractively landscaped front and rear gardens, and integral garage and a brick block paved driveway for two cars. Being sold with no onward chain, an early viewing comes highly recommended.

Located on a private development in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House, the Levin Club and an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both primary and secondary schooling; further primary schooling is available in nearby Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes away by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Ground Floor:

Front Entrance

Covered entrance porch with light over, wooden front door with frosted double glazed panels, opening to reception hall.

Reception Hall 13'6 x 5'7

With stairs to first floor, coved ceiling, heating thermostat, radiator, doors to living room, kitchen, cloakroom and garage.

Garage 17' x 8'7 (max)

With up and over door, wall-mounted Potterton boiler, frost thermostat, consumer unit, power and light.

Cloakroom

With frosted double glazed window, wall-hung wash hand basin with tiled splashback, WC, tiled floor, radiator.

Kitchen/Breakfast Room 14'3 x 9'5

With rear aspect double glazed window looking onto garden, range of fitted wooden store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel one and a half bowl sink/drainers with mixer tap and downlighters over, four ring gas hob with pull-out extractor over and electric oven/grill under, integrated dishwasher, washing machine and fridge/freezer, understairs store cupboard, space for breakfast table, wooden back door with double glazed upper panel, tiled floor, recessed downlighters, door to living room.

Living Room 25'7 x 10'9

With front aspect UPVC double glazed window looking onto garden, stone effect fireplace with inset gas fire, coved ceiling, two radiators, rear aspect double glazed windows and doors opening to wraparound conservatory.

Conservatory 20'1 x 17'10 (max points)

A large wraparound conservatory extending to the rear and side of the property providing an impressive extra living space, with pitched polycarbonate roof, wood effect UPVC double glazed windows and French doors to the rear garden, ceiling fan, tiled floor.

First Floor:



Landing

With loft hatch, built-in airing cupboard housing hot water cylinder with shelf over, coved ceiling.

Bedroom 13'5 x 10'7

With front aspect UPVC double glazed window, fitted floor to ceiling double wardrobe, coved ceiling, radiator, door to en suite shower room.

En Suite Shower Room 7'2 x 6' (max points)

With UPVC frosted double glazed window, fully tiled shower cubicle with Aqualisa shower, wash hand basin set into shelf with store cabinet under, WC, extractor fan, part-tiled walls, recessed downlighters, radiator.

Bedroom 13'2 x 10'10 (max points)

With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 11'11 x 10'5 (max points)

With rear aspect double glazed window, coved ceiling, radiator.

Bedroom 11'4 x 7'7 (max points)

With rear aspect double glazed window, coved ceiling, radiator.

Family Bathroom 6'9 x 6'1

With frosted double glazed window, panelled bath with mixer tap and wall-mounted shower attachment, separate shower and bi-fold shower screen over, pedestal wash hand basin, WC, extractor fan, recessed downlighters, mostly tiled walls, radiator.

Outside:

The gardens are a particular feature of the property, with an attractive 'beach style' front garden laid to beach shingle and stocked with native coastal plants. The rear garden features a central planted display with a water fountain and bordered by a circle of brick block paving, mirrored by a concentric brick block paved pathway behind which is a deep and well-stocked border comprising mature shrubs and trees. There are 'secret' areas within the border

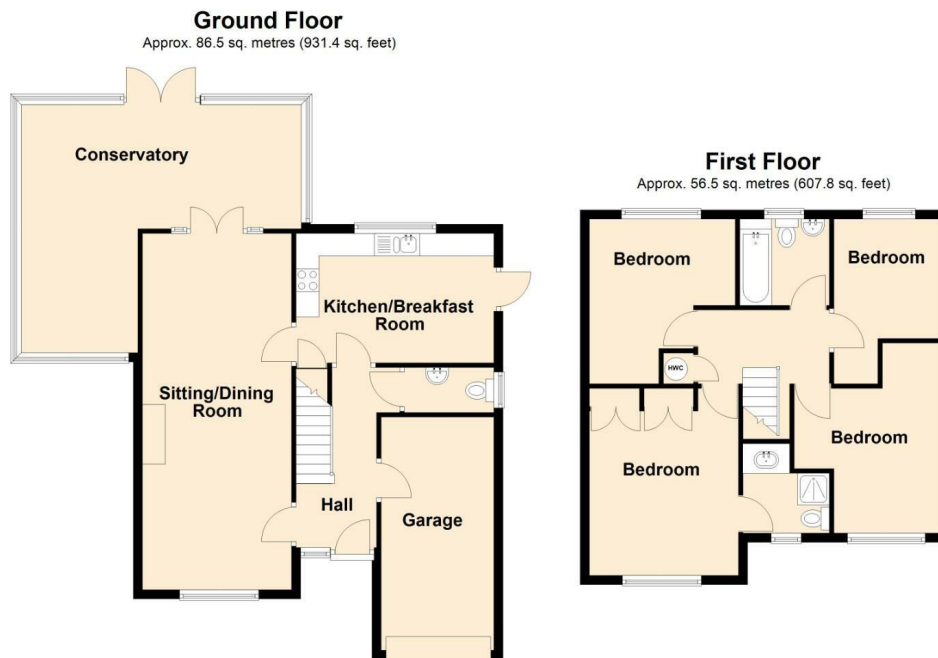


with a wooden arch and a pergola seating area, the rest of the garden being laid to lawn. There are water butts, a paved patio area by the conservatory with an outside tap and power points, and a paved side pathway with gated access to the front driveway which is laid to brick block paving providing off-road parking space for two cars.

Agent's Note:

Estate Service Charge: £240.00 per annum.





Total area: approx. 143.0 sq. metres (1539.2 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(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

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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.