



Lade Fort Crescent

Romney Marsh TN29 9YF

- Detached Bungalow
- Spacious Lounge/Diner
 - Fitted Bathroom
- Garage & Off-Road Parking
- Close To Seafront & Local Shops
- Three Bedrooms
- Fitted Kitchen
- Gas-Fired Central Heating
- Large Rear Garden
- No Onward Chain

Asking Price £255,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom detached bungalow residence located within level walking distance of local shops and the seafront. The accommodation comprises a reception hall, a spacious lounge/diner, a fitted kitchen, three bedrooms and a bathroom. The property benefits from gas-fired central heating, recently-installed UPVC double glazed windows and external doors to the rear, and enjoys a good-sized back garden. In addition, the property has off-road parking for two cars and an attached garage. Being sold with the advantage of 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 solid wood front doors and outdoor wall lights to both sides, opening to reception hall.

Reception Hall

'L' shaped, with vinyl flooring, loft hatch, two radiators, heating thermostat.

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

Narrowing to 8'9, with front aspect leaded double glazed window, rear aspect UPVC double glazed window and sliding door opening to terrace and garden, wood effect laminate flooring, coved ceiling, two radiators.

Kitchen 10'9 x 7'4

With rear aspect UPVC double glazed window looking onto garden, UPVC double glazed back door opening to garden, wood effect rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainage with mixer tap over, white fitted store cupboards and drawers, space for cooker, space for fridge/freezer, space and plumbing for washing machine, wall-mounted Glow Worm gas-fired combination boiler, consumer unit, tiled floor.

Bedroom 12'6 x 7'4

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

Bedroom 10'1 x 9'5

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

Bedroom 7'9 x 7'4

With front aspect leaded double glazed window, radiator.

Bathroom 6'10 x 6'8

With UPVC frosted double glazed window, panelled bath with mixer tap, shower attachment and tiled splashback over, pedestal wash hand basin with tiled splashback over, WC, recessed store cupboard, vinyl flooring, radiator.

Outside:

To the front of the property is a large area laid to beach shingle with a concrete driveway to one side providing off-road parking for two cars and access to the attached garage; a pathway leads to the front entrance. To the rear is a good sized garden, mostly laid to lawn and with a seating terrace by the rear patio door constructed from composite decking. There is an outdoor tap, outdoor power points, rear access to the garage, and gated side access opening to the front driveway.

Garage 17' x 8'10

With up and over door, pitched roof, power and light, and rear UPVC frosted double glazed door opening to the back garden.

Agent's Note:

Please be advised, this property is not connected to mains drainage.



Local Authority Folkestone & Hythe District Council
Council Tax Band C
EPC Rating



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

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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.