



Seaway Crescent

St. Marys Bay TN29 0RZ

- Detached bungalow
- Modern Fitted Kitchen
 - Shower Room
- Off Road Parking
- No Onward Chain
- Two Bedrooms
 - Living Room
- Generous Rear Garden
- Close to Amenities & Bus Stop
- Separate Dining Room

Offers In Excess Of £325,000 Freehold





Mapps Estates are delighted to bring to the market this two bedroom detached bungalow, with beautiful mature rear garden, ample off road parking, and the benefit of being sold with no onward chain. In addition there is a delightful living room with dual aspect windows, separate dining room, modern fitted kitchen, and shower room. Viewing comes highly recommended to really appreciate what this lovely bungalow has to offer.

Located in a popular, quiet private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club. The larger 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 secondary and primary schooling; further primary schooling is available in 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 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.

Entrance Hall

With Upvc front door, radiator, hatch to loft space, doors to:

Living Room 12'2 x 11'11

With Upvc double glazed windows to front and side, wood effect laminate flooring, coved ceiling,

Fitted Kitchen 10'2 x 10'1

With a range of matching wall and base units, roll top worksurfaces, inset single drainer ceramic sink with mixer tap over, tiled splash backs, built in double oven/grill, inset four ring electric hob with extractor over, concealed Worcester combination boiler (installed in 2022), space for fridge/freezer, wood effect vinyl flooring, space and plumbing for washing machine, Upvc double glazed window to rear and side, Upvc door leading out to the garden.

Bedroom 11'11 x 10'11

With Upvc double glazed window to front, radiator, coved ceiling, wood effect vinyl flooring.

Bedroom 11'11 x 10'2

With Upvc double glazed window to side, radiator.

Dining Room

With Upvc double glazed window to rear, coved ceiling, radiator, wood effect vinyl flooring.

Shower Room

A white suite comprising vanity wash hand basin with mixer tap over, cupboards under, and WC to side, shower cubicle, fully tiled walls, tiled floor, radiator, Upvc double glazed frosted window to rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.