



Price
£675,000

Freehold

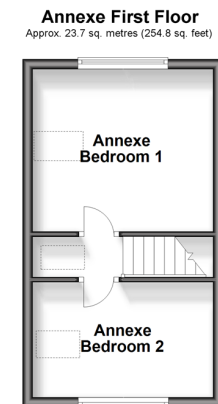
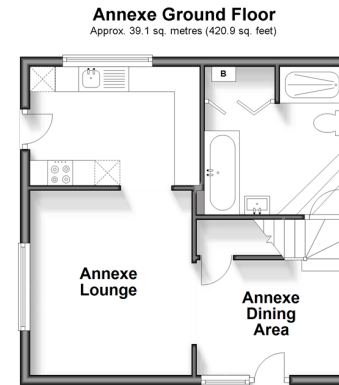
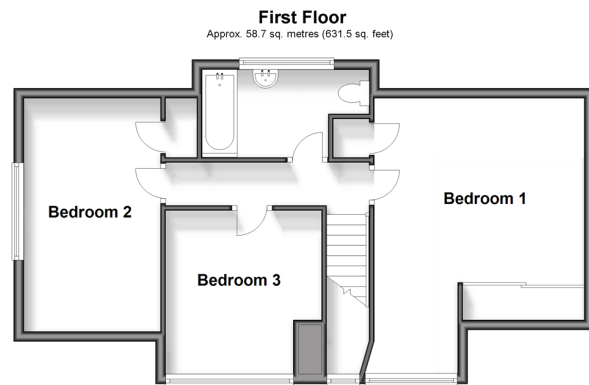
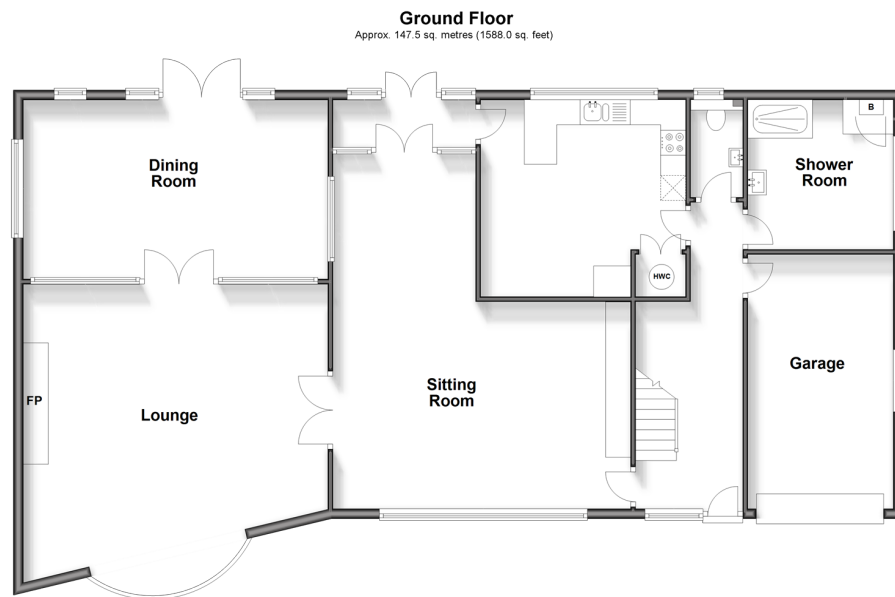
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**Lower Sands,
Dymchurch, Kent, TN29**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Accommodation

GROUND FLOOR

Entrance Hall
Sitting Room: 18'4 x 13'6 (5.59m x 4.12m) plus 13'6 x 9'10 (4.12m x 3.00m)
Rear Porch: 8'4 x 4'4 (2.54m x 1.32m)
Lounge: 19'9 maximum x 19'6 (6.02m x 5.95m)
Dining Room: 19'10 x 11'6 (6.05m x 3.51m)
Kitchen/Breakfast Room: 13'5 x 12'10 (4.09m x 3.91m)
Cloakroom
Shower Room: 9'9 x 9'6 (2.97m x 2.90m)

Landing

Bedroom 1: 17'11 (5.46m) narrowing to 13'1 (3.99m) x 13'8 (4.17m)
Bedroom 2: 15'4 x 9'0 (4.68m x 2.75m)
Bedroom 3: 10'2 x 9'6 (3.10m x 2.90m)
Bathroom: 8'1 x 5'9 (2.47m x 1.75m)

ANNEXE GROUND FLOOR

Annexe Dining Area: 9'7 x 8'3 (2.92m x 2.52m)
Annexe Lounge: 12'6 x 11'0 (3.81m x 3.36m)
Annexe Kitchen: 10'11 x 7'8 (3.33m x 2.34m)
Annexe Bathroom: 9'10 x 8'9 (3.00m x 2.67m)

ANNEXE FIRST FLOOR

Annexe Bedroom 1: 11'5 x 7'4 (3.48m x 2.24m)
Annexe Bedroom 2: 10'7 x 9'2 (3.23m x 2.80m)

OUTSIDE

Off Road Parking
Front & Rear Gardens
Shed

FIRST FLOOR



Main features

- Immaculate versatile extended home with a 2 bedroom detached annexe
- Both buildings enjoy stunning views over Romney Marsh
- Separate lounge and sitting room and a spacious conservatory, feature open fireplace
- Large kitchen/breakfast room, upstairs bathroom and downstairs shower room
- No onward chain



Nearest Schools

Primary Schools: Dymchurch Primary 1.2 miles, Lypne Primary 2.7 miles, Palmarsh Primary 2.9 miles

Secondary Schools: Marsh Academy 5.1 miles, Brockhill Park Performing Arts College 5.2 miles



Transport Information

Train Stations: Sandling 5.6 miles, Westenhanger 6.8 miles, Folkestone West High Speed Link 8.6 miles



Address

Lower Sands, Dymchurch, Kent, TN29



Directions

For directions to this property please contact us.



Call Hythe Branch 01303 267473 ■ wardsofkent.co.uk



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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