



OVER 60?
Secure this property
for up to **59% less!**

Price

£325,000

Freehold

3x 1x 1x

**Livingstone Close,
Dymchurch, Romney
Marsh, Kent, TN29**

Wards
Helping you move forwards



Main features

- **Spacious home on a large corner plot which is just a stone's throw from the beach**
- **No onward chain, re-fitted kitchen,**
- **New carpets fitted and redecorated**
- **Potential to extend or convert the garage subject to planning**
- **Perfect for morning walks along the seafront**

Accommodation

GROUND FLOOR

Entrance Hall

Kitchen: 16'9 (5.11m) x 9'5 (2.87m)
narrowing to 6'5 (1.96m)

Lounge/Diner: 21'1 (6.43m) x 11'9 (3.58m)
narrowing to 9'5 (2.87m)

FIRST FLOOR

Landing

Bedroom 1: 13'8 (4.17m) narrowing to 11'8 (3.56m) x 11'1 (3.38m)

Bedroom 2: 11'2 (3.41m) narrowing to 9'9 (2.97m) x 7'6 (2.29m)

Bedroom 3: 11'0 x 6'6 (3.36m x 1.98m)

Bathroom: 6'6 x 6'1 (1.98m x 1.86m)

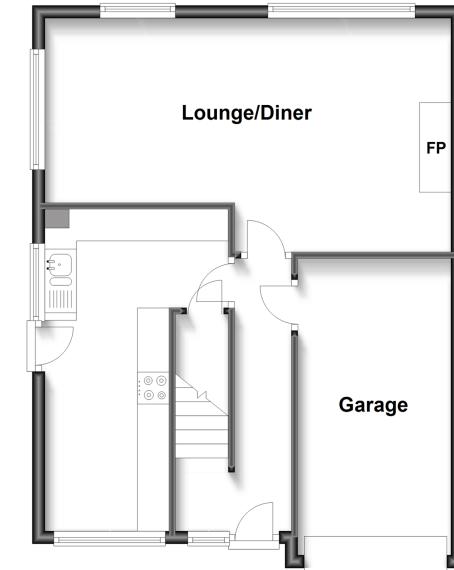
OUTSIDE

Off Road Parking

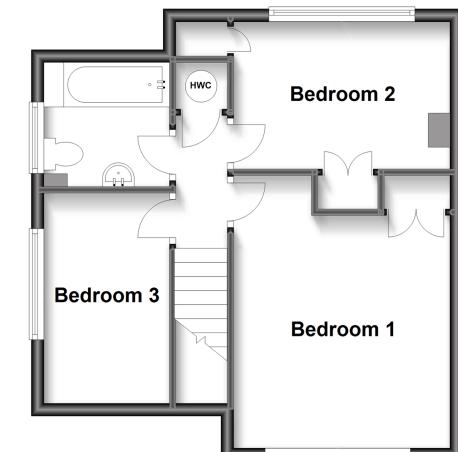
Garage: 15'10 x 7'7 (4.83m x 2.31m)

Front & Rear Gardens

Ground Floor
Approx. 52.7 sq. metres (567.4 sq. feet)



First Floor
Approx. 39.6 sq. metres (426.4 sq. feet)



Call Hythe - 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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