

49 High Street, Hythe, Kent CT21 5AD



**15 HAWTHORN CLOSE,  
ST MARY S BAY**

Situated in a desirable cul-de-sac within a short walk of local amenities, bus routes and of the beach, a well proportioned semi detached bungalow now in need of general updating and improvement. Sitting room, kitchen, two bedrooms, shower room, gardens to front and rear, garage and parking. EPC D

**£275,000 Freehold  
NO ONWARD CHAIN**



**15 Hawthorn Close,  
St Mary's Bay, Romney Marsh TN29 0SZ**

**Entrance Vestibule, Sitting Room, Kitchen,  
Two Bedrooms, Shower Room,  
Gardens to Front and Rear, Garage, Parking**

**DESCRIPTION**

This well situated two-bedroom semi-detached bungalow requires general updating and improvement but presents an exciting opportunity for intending purchasers to acquire a property which they can tailor to suit their own tastes and requirements. It is considered well worthy of the expenditure required and has been priced accordingly.

The well-proportioned accommodation comprises an entrance hall, sitting room, kitchen, two good size bedrooms and a shower room. Outside there is a low maintenance front garden and side access to the secluded rear garden. There is off road parking on the driveway and a detached single garage.

Should additional space required there is scope to extend the property subject to all necessary consents and approvals being acquired.

**SITUATION**

Hawthorn Close is a small and well regarded cul-de-sac accessed from Jefferstone Lane which is situated just off the A259 connecting Romney Marsh with Hythe and Folkestone to the east and Rye and Hastings to the west (the A259 also benefits from regular bus services to both). The area benefits from a selection of small local shops in the vicinity and in nearby Dymchurch. The beach is literally moments away and some lovely country walks are also easily accessible.

The charming town of New Romney is around 2.5 miles distant offers a comprehensive range of amenities including a busy High Street with a diverse range of shops and restaurants and public houses, a Sainsbury supermarket, primary school and The Marsh Academy incorporating the Marsh Leisure Centre. Hythe (approximately 6.5 miles distant) and Ashford (approximately 18 miles distant) each offer a wider choice of amenities including Ashford International Passenger Station from where the high-speed link to London, St Pancras with journey times of approximately 40 minutes can be joined.

The accommodation comprises:

**ENTRANCE VESTIBULE**

Entered via a UPVC and double glazed door with double glazed window to side, built in coats cupboard, door to sitting room, open plan to:

**KITCHEN**

Range of base cupboard and drawer units incorporating space for free standing cooker and space for washing machine, roll top work

surface inset with stainless steel sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, double glazed window and door to side, radiator.

**SITTING ROOM**

Coved ceiling, double glazed window to front fitted with folding plantation style shutters, two radiators, door to:



## **INNER HALLWAY**

Access to loft space, housing gas-fired boiler, access to built-in cupboard housing hot water cylinder, doors to:

## **BEDROOM**

Coved ceiling, double glazed window to rear fitted with folding plantation style shutters, radiator.

## **BEDROOM**

Coved ceiling, double glazed window to rear fitted with folding plantation style shutters, radiator.



## **SHOWER ROOM**

Walk-in shower enclosure fitted with thermostatically controlled shower, low level WC, pedestal washbasin with mixer tap, double glazed window to side, radiator.



## **OUTSIDE**

### **FRONT GARDEN**

The garden to the front of the property is set behind a low brick wall and is laid largely to lawn with a block paved driveway providing off-road parking and access to the detached garage. Side access can be gained to the:

### **REAR GARDEN**

The garden to the rear of the property is enclosed by timber-panelled fencing and laid extensively to lawn with a paved patio area spanning the rear of the property.

### **GARAGE**

Up and over door to front, personal door to side, window to rear, power and light.

### **EPC Rating Band D**

### **COUNCIL TAX**

Band C approx. £2,116.99 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

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# Hawthorn Close, St Marys Bay, TN29

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft

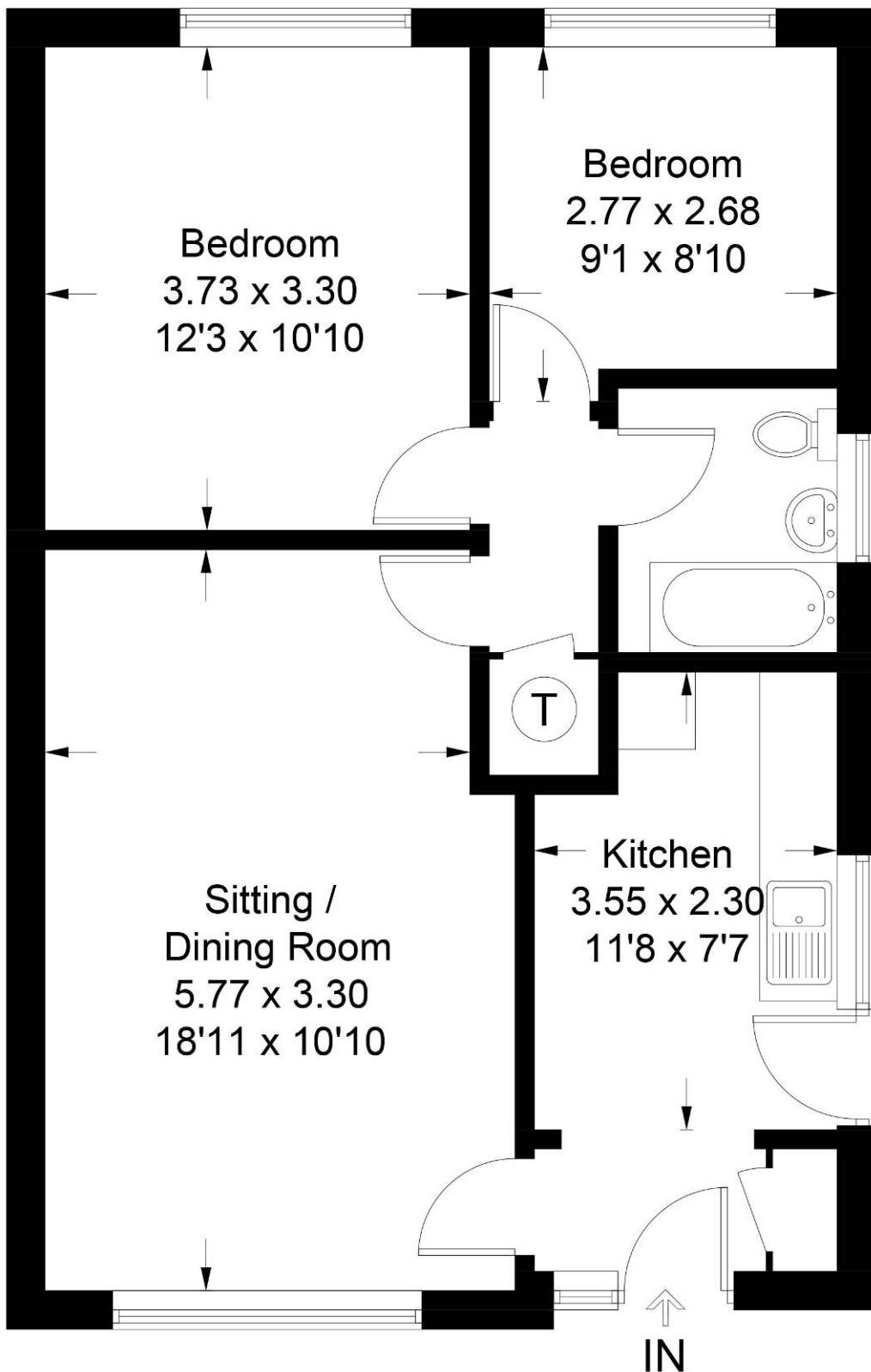


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