



Newlands

St. Marys Bay Romney Marsh TN29 0EY

- Semi-Detached Family Home
 - Modern Fitted Kitchen
- Large Living Room With Log Burner
 - Downstairs Cloakroom
 - Gas Central Heating
- Three Bedrooms
- Dining Room & Utility Room
- Modern Fitted Bathroom
- Front & Rear Gardens
- Close To Seafront

Asking Price £300,000 Freehold





Mapps Estates are pleased to bring to the market this well-presented three bedroom semi-detached family home located within level walking distance of the seafront. The well-proportioned accommodation comprises a spacious open plan dual aspect living room with a cast iron log burner, a separate dining room, a modern fitted kitchen, large utility room and a cloakroom to the ground floor, with three bedrooms and a modern fitted bathroom to the first floor. The property also enjoys attractive front and rear gardens. An early viewing comes highly recommended.

Located on a popular residential development near Littlestone Championship Golf Course and within walking distance of the beach and the village of St. Mary's Bay with its active village hall and small parade of shops. In the nearby Cinque Port town of New Romney, you will find a larger selection of independent shops and restaurants as well as a Sainsbury's store; the delightful Romney, Hythe and Dymchurch light railway also has a station in the town. Primary and secondary schooling are located close by. The ever-expanding 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 available 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 towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

Ground Floor:

Front Entrance

With UPVC front door with inset frosted double glazed window, entrance lobby with tiled floor opening to living room.

Living Room 16'8 x 11'11

Open plan living room with front and rear aspect UPVC double glazed windows, recessed cast iron log burner with wooden mantel shelf over, wood flooring, stairs to first floor, coved ceiling, radiator, glazed panel door to dining room, bi-fold door to kitchen.

Kitchen 13'2 x 7'10

With two rear aspect UPVC double glazed windows looking onto garden, modern fitted kitchen comprising a range of dark green matt finish store cupboards and drawers, solid oak worktops with tiled splashbacks, inset ceramic Belfast sink with rinsing tap over, four ring gas hob with extractor canopy over and electric oven and grill under, space for fridge/freezer, integrated dishwasher, cupboard housing modern consumer unit and electric meter, shelved understairs store cupboard, wood effect laminate flooring, door to utility room, archway through to dining room.

Dining Room 11' x 10'

With front aspect UPVC double glazed window looking onto garden, wood flooring, radiator.

Utility Room 14'4 (max) x 9'

With side aspect UPVC double glazed window, recessed downlighters, wood effect rolltop work surfaces and bar, space and plumbing for washing machine, tumble dryer, undercounter fridge and freezer, wood effect laminate flooring, two radiators, wall-mounted store cupboards, UPVC double glazed back door to garden, bi-fold door to cloakroom.

Cloakroom

With UPVC frosted double glazed window, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, recessed downlighters, wood effect laminate flooring.

First Floor:

Landing

With rear aspect UPVC double glazed window looking onto garden, loft hatch, cupboard housing wall-mounted Worcester Bosch gas-fired combination boiler with store cupboard over.

Bedroom 11'11 x 11'4

With front aspect UPVC double glazed window, coved ceiling, wood effect laminate flooring, radiator.

Bedroom 13'1 x 10'11

With side aspect UPVC double glazed window, fitted wardrobe with hanging rail and shelf over, radiator.

Bedroom 9'7 x 6'11

With rear aspect UPVC double glazed window looking onto garden, recessed built-in store cupboard, wood effect laminate flooring, coved ceiling, radiator.

Bathroom 8'8 x 4'10

With UPVC frosted double glazed window, panelled bath with mixer tap, wall-mounted shower attachment, Mira electric shower and shower screen over, vanity unit comprising WC with concealed cistern and shelf over, wash hand basin with mixer tap over, store cabinet under and further storage unit to side, chrome effect heated towel rail, tiled walls, wood effect laminate flooring.

Outside:

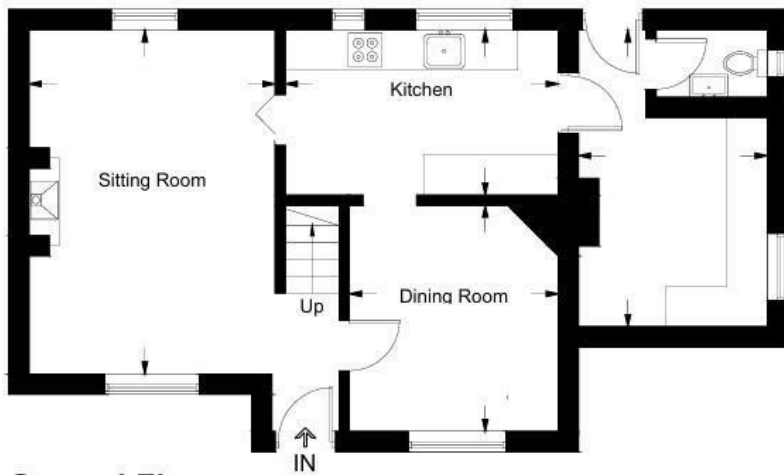
The property is approached via a gated pathway leading to the front entrance and around to a side gate. There is an outdoor light by the front door, and a lean-to greenhouse to the side, The garden has been laid to lawn with shrub borders. The rear garden is a good size and is mostly laid to lawn with a brick block paved patio to one side, trees and shrubs. There are two garden sheds, a summerhouse, a large shrub border laid to pea shingle, and raised decking to the rear. There is also a security light and outdoor power points.



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



Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291653)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.