



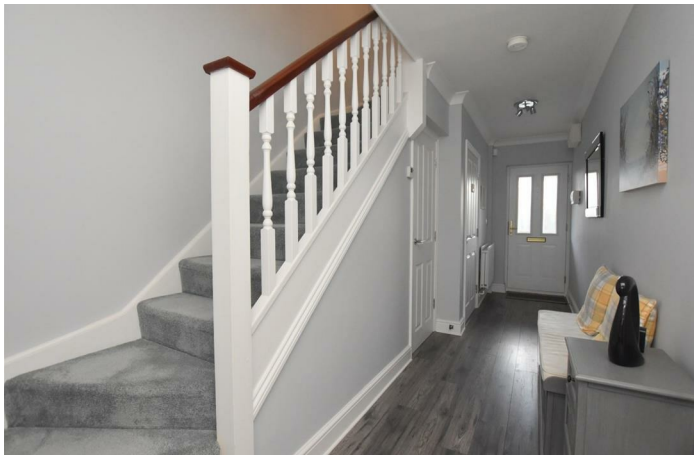
## Seaview Heights

Dymchurch Romney Marsh TN29 0AD

- Modern Townhouse Residence
- Directly Adjacent To Seafront & Direct Access To The Beach
- Three Bedrooms
- Bathroom & En Suite Shower Room
- Garage, Parking Space & Visitors Parking
- End Of Terrace
- Panoramic Sea View From Top Floor
- Kitchen & Separate Utility Room
- Two Balconies
- No Onward Chain

**Offers In Excess Of £400,000 Freehold**





### \*\*\* A BEAUTIFUL THREE BEDROOM TOWNHOUSE WITH STUNNING SEA VIEWS\*\*\*

Mapps Estates are delighted to bring to the market this very well presented end of terrace townhouse residence located on an exclusive private development in the heart of Dymchurch village, directly adjacent to the seafront and enjoying a panoramic view of the English Channel from the upper balcony. The accommodation is arranged over three floors, with a reception hall, utility room, cloakroom and integral garage to the ground floor, and a lounge/diner with French doors opening to a rear balcony, a fitted kitchen and bathroom, and a bedroom/study to the first floor. On the top floor you will find the master bedroom opening to the sea view balcony, with fitted wardrobe space and an en suite shower room, and a further double bedroom with its own en suite cloakroom. The property has a parking space in front of the garage, and residents enjoy shared private access leading to the sea wall and promenade. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Located in the heart of Dymchurch, adjacent to the seafront and within level walking distance of the high street. The village centre has a small selection of local shops together with a Tesco mini-store, a primary school, doctors' surgery and Village Hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London St Pancras are available from Folkestone West station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

#### **Ground Floor:**

### **Front Entrance Porch 9'4 x 4'1**

A recessed front porch laid to brick block paving, with an outdoor wall light and tap, composite front door with inset frosted double glazed panels opening to reception hall.

### **Reception Hall 19'11 x 4'7 (max)**

With stairs to first floor and understairs store cupboard, wood effect laminate flooring, coved ceiling, recessed downlighters, consumer unit, heating thermostat, radiator.

### **Cloakroom**

With WC with concealed cistern and shelf over, pedestal wash hand basin with mixer tap over, tiled floor and part-tiled walls, extractor fan, radiator.

### **Utility Room 7'7 x 7'4**

With rear aspect UPVC frosted double glazed window and back door opening to rear pathway, fitted worktop with tiled splashback, high and low level store cupboards, space and plumbing for washing machine and tumble dryer, tiled floor, extractor fan, radiator.

### **Integral Garage 18'5 x 9'8 (max)**

With up and over door, rear aspect UPVC double glazed window, wall-mounted Worcester Bosch gas-fired boiler, plastered walls, door to reception hall, power and light.

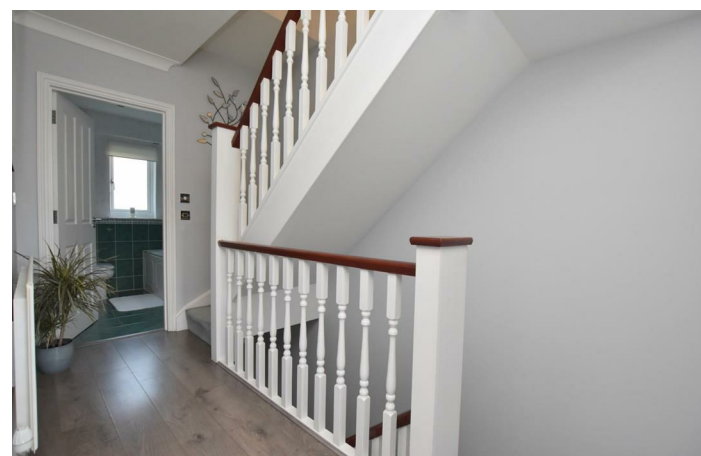
### **First Floor:**

#### **Landing**

With stairs to second floor, wood effect laminate flooring, coved ceiling, recessed downlighters, radiator.

#### **Kitchen 10' x 8'11**

With front aspect UPVC double glazed window, matching range of fitted wood effect store cupboards, wall-mounted cabinet and drawers, rolltop work surfaces with tiled splashbacks and concealed lighting over, inset one and a half bowl stainless steel sink/drainer with mixer tap over, four ring ceramic electric hob with extractor canopy over and electric oven under, space for fridge/freezer, integrated dishwasher, wood effect vinyl flooring, recessed downlighters, radiator.



### **Lounge/Diner 17'10 x 11'**

With coved ceiling, recessed downlighters, radiator, rear aspect UPVC double glazed windows and French doors opening to balcony.

### **Balcony 9'4 x 3'10**

With wooden handrails, feature circular railings with glazed panels over, decked flooring.

### **Bedroom/Study 7'1 x 6'11**

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

### **Bathroom 6'10 x 6'**

With UPVC frosted double glazed window, panelled bath with wall-mounted mixer tap, shower attachment and shower screen over, pedestal wash hand basin with mixer tap over, WC with concealed cistern and shelf and downlighters over, shaver point, extractor fan, recessed downlighters, fully tiled walls and floor, radiator.

## **Second Floor:**

### **Landing**

With loft hatch and fitted loft ladder, airing cupboard housing pressurised hot water cylinder and heating control panel, wood effect laminate flooring, coved ceiling.

### **Bedroom 14'1 x 12'**

With rear aspect UPVC double glazed windows and French doors with feature vaulted ceiling over and opening to balcony with sea view, fitted double wardrobe with hanging rail and fitted shelving, two wall lights, coved ceiling, recessed downlighters, wood effect laminate flooring, two radiators, door to en suite shower room.

### **En Suite Shower Room 8'3 x 4'4**

With large walk-in shower with screen to side, wall-mounted wash hand basin with mixer tap over, shaver point, extractor fan, WC, recessed downlighters, tiled walls and floor, radiator.



### **Covered Balcony 9'3 x 3'11**

With panoramic sea view, wooden handrails, feature circular railings with glazed panels over, decked flooring.

### **Bedroom 14'1 x 8'4**

With two front aspect Velux windows with fitted blinds, wood effect laminate flooring, recessed downlighters, coved ceiling, radiator, door to en suite cloakroom.

### **En Suite Cloakroom**

With corner wash hand basin with tiled splashback, WC, wood effect laminate flooring, part-tiled walls, recessed downlighter, extractor fan.

### **Outside:**

The property benefits from a covered parking space in front of the garage; with a shared rear pathway which leads along the back of the development to steps leading up to the sea wall and promenade. To the front of the property, you can enjoy and maintain the communal garden

area, and have the added advantage of allocated visitors parking space.


### **Service Charge:**

We have been advised by our client that the service charge is set at £175.00 per annum.





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.