



Station Road

Dymchurch Romney Marsh TN29 0PJ

- Semi Detached Family Home
- Living Room With Bay Window
 - Kitchen & Utility Cupboard
 - Good-Sized Rear Garden
- Close To Village Centre & Beach
- Three Bedrooms
- Separate Dining Room
- Modern Family Bathroom
- Two Off-Road Parking Spaces
- No Onward Chain

Asking Price £230,000 Freehold





Mapps Estates are pleased to bring to the market this three bedroom semi-detached family home conveniently located within walking distance of the village centre and seafront. The accommodation comprises a reception hall, a living room with a bay window and fireplace, a separate dining room, an extended kitchen, three bedrooms and a family bathroom. There is a good-sized family garden to the rear and two off-road parking spaces to the front. While the property now requires refurbishment, it is being sold with the benefit of no onward chain. An early viewing comes highly recommended.

Located within level walking distance of Dymchurch village centre and its beautiful sandy beaches. In the village you will find a small selection of independent shops and amenities, together with a Tesco mini store; the famous Romney, Hythe & Dymchurch railway also has a station in the village. The pretty Cinque Port town of Hythe is a short car journey along the coast and offers a good selection of independent shops together with Sainsbury's, Waitrose and Aldi stores. The town also has the beautiful historic Royal Military Canal running through the centre. Primary schooling is located in Hythe, Lympne and the village of Dymchurch, while secondary schooling is available in nearby New Romney and Saltwood, with both boys' and girls' grammar schools available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to London, St Pancras, and from Folkestone West with a travelling time of approximately 50 minutes.

Ground Floor:

Reception Hall 15'8 x 5'11

With UPVC frosted double glazed front door, stairs to first floor, understairs store cupboard, utility cupboard with space and plumbing for washing machine and tumble dryer, radiator.

Living Room 14'1 (max) x 12'1

With front aspect bay window with UPVC double glazed windows, feature fireplace, picture rail, radiator.

Dining Room 11'1 x 9'6

With rear aspect UPVC double glazed window, two floor to ceiling store cupboards fitted to chimney breast recesses, radiator.

Kitchen 7'1 x 7'1

With space for gas cooker, fitted worktops with tiled splashback, fitted store cupboards and drawers, consumer unit and electric meter, wall-mounted gas-fired combination boiler, vinyl flooring, open doorway through to lean-to.

Kitchen Lean-To 9'3 x 5'8

A timber-frame lean-to with rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door, fitted worktop with inset stainless steel one and a half bowl sink/drainage with mixer tap over, space and plumbing for dishwasher, space for fridge/freezer, radiator.

First Floor:

Landing

With side aspect UPVC double glazed window, loft hatch with fitted loft ladder, fitted store cupboards.

Bedroom 11'11 x 10'7

With front aspect UPVC double glazed window, picture rail, radiator.

Bedroom 11'1 x 10'7

With rear aspect UPVC double glazed window looking onto garden, picture rail, radiator.

Bedroom 8' x 7'4

With front aspect UPVC double glazed window, radiator.

Bathroom 7'11 x 7'4

With two UPVC frosted double glazed windows, shower bath with mixer tap, rainfall shower, separate hand-held shower attachment and shower screen over, vanity unit comprising wash hand basin with mixer tap over and store cabinet under, WC to side with concealed cistern and shelf over, recessed downlighters, extractor fan, heated towel rail, vinyl flooring.

Outside:

To the front of the property there is off-road parking space for two cars. A side gate leads through to the good-sized rear garden which has been laid to artificial grass for low maintenance. There is a fitted lean-to canopy to the rear, an outside tap and a garden shed.





Total area: approx. 87.1 sq. metres (937.9 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
 Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
 info@mappsestates.co.uk
<http://www.mappsestates.co.uk>

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.