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Links Crescent, St. Marys Bay, Romney Marsh

Offers In Excess Of £250,000



This well-presented detached home offers a fantastic opportunity to enjoy relaxed seaside living in St Marys Bay, part of the beautiful Romney Marsh in Kent.

The welcoming entrance leads into a generous living area and dining space filled with natural light, creating a warm and inviting atmosphere. A well-appointed kitchen provides ample storage and workspace.

The home offers two comfortable bedrooms, each well-proportioned and versatile with the addition of built in wardrobes. The second reception room benefits from direct access to the garden which is perfect for summer gatherings or quiet mornings with coffee.

The bathroom has been updated and combines character with modern touches, including designer wallpaper and a vintage-sourced bespoke vanity unit. An adjoining utility area provides space for a washing machine and houses a new Ariston water heater with smart controls for improved energy efficiency.

Externally, the property benefits from an extensive private south facing rear garden, perfect for relaxing or outdoor dining, along with off-street parking to the front and a garage to the side. The surrounding area is peaceful and residential, while still being within easy reach of local amenities, schools, and the stunning coastline that makes this part of England so desirable.

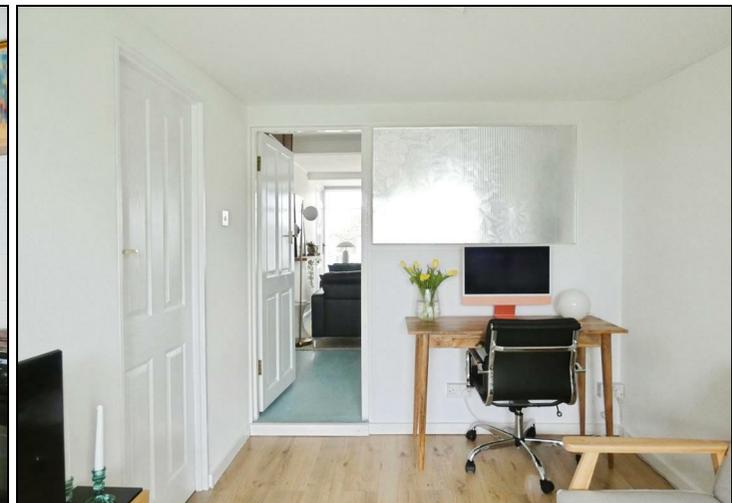
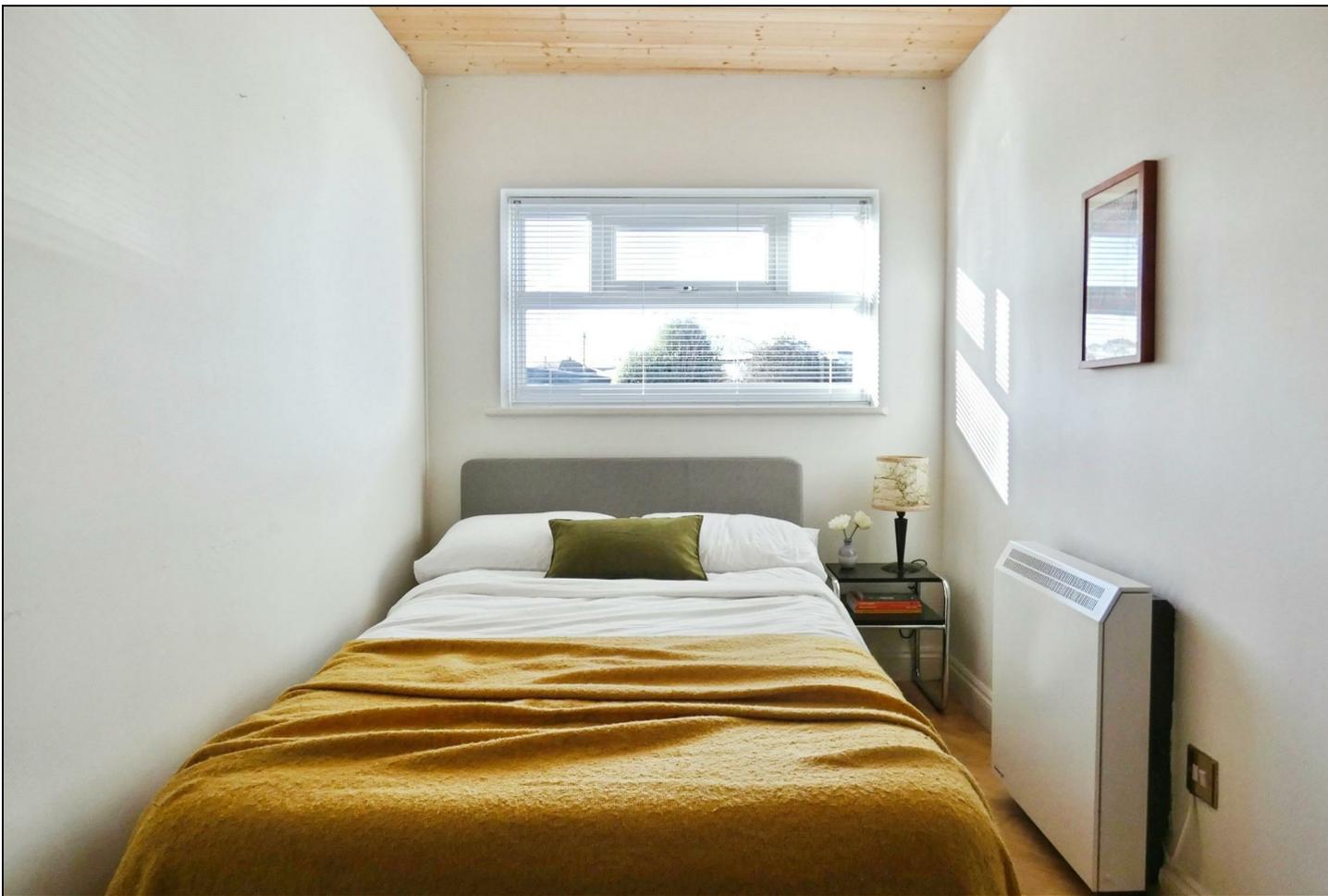
With its coastal setting, practical layout, and welcoming feel, Links Crescent presents an excellent opportunity for buyers seeking a permanent residence, holiday home, or investment in a charming seaside location.

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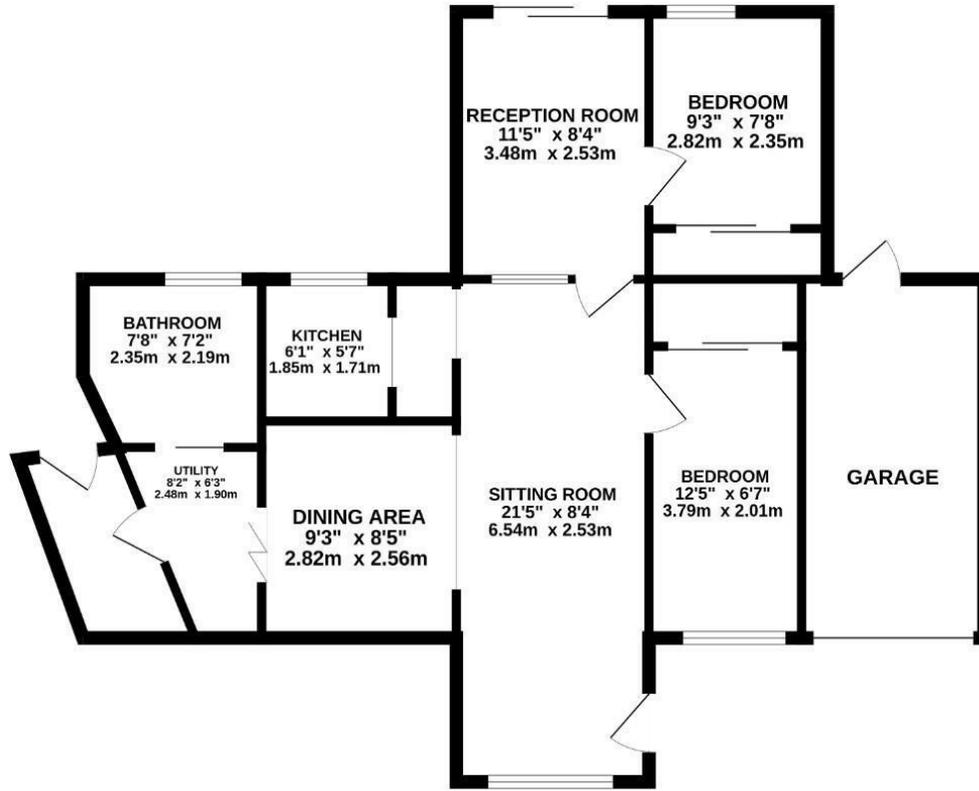
KEY FEATURES

- SOUTH FACING LARGE GARDEN
- TWO DOUBLE BEDROOMS AND TWO RECEPTIONS
- GARAGE PLUS OFF STREET PARKING
 - PRIVATE ESTATE
 - BRIGHT AND AIRY INTERIORS THROUGHOUT
- SEPARATE UTILITY AREA WITH SMART-CONTROL WATER HEATER
 - MOMENTS FROM THE SEA

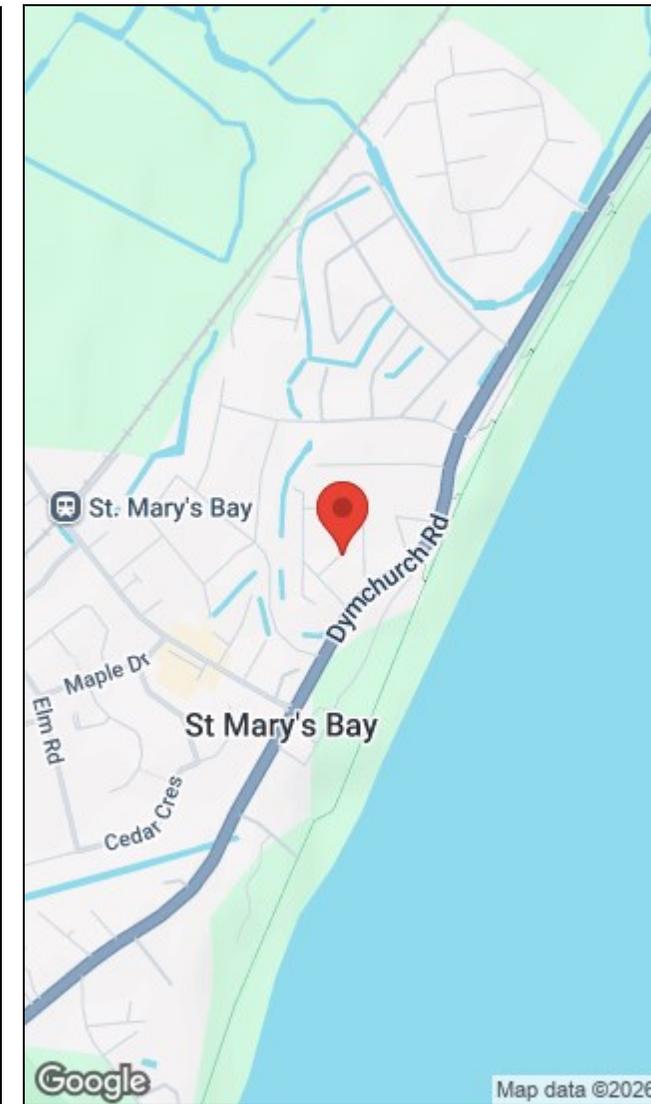




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	82	(92 plus) A	29
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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