



Lade Fort Crescent

Lydd On Sea Romney Marsh TN29 9YF

- Semi-Detached Family Home
 - Spacious Lounge/Diner
 - Front & Rear Gardens
- Sea View From Front Bedroom
 - Updating Required
- Three Bedrooms
 - Kitchen & Bathroom
- Integral Garage & Off-Road Parking
 - Close To Local Shops
 - No Onward Chain

Asking Price £275,000 Freehold





Mapps Estates are pleased to bring to the market this three bedroom semi-detached family home conveniently located within walking distance of local shops and the seafront. The accommodation comprises a reception hall, kitchen, spacious lounge/diner, three bedrooms and a family bathroom, with a sea view from the front bedroom. There are front and rear gardens, an integral garage and an off-road parking space. The property could now benefit from some updating but enjoys UPVC double glazing throughout and a gas-fired central heating system, an is being sold with the advantage of no onward chain. An early viewing comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The 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 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 nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway,

Ground Floor:

Side Entrance

With UPVC front door with inset frosted double glazed panel, opening to reception hall.

Reception Hall 7' x 5'6

With stairs to first floor, heating thermostat, radiator, doors to kitchen and lounge/diner.

Kitchen 10'3 x 9'5

With front aspect UPVC double glazed window, fitted rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, range of fitted store cupboards and drawers, space for fridge/freezer, space and plumbing for washing machine, consumer unit, wall-mounted Glow Worm gas-fired combination boiler, radiator.

Lounge/Diner 19'7 x 12'6 (max)

With rear aspect UPVC double glazed window and sliding door opening to garden, double doors opening to large understairs storage space, open fireplace, two radiators.

First Floor:

Spacious Landing 9'9 x 9'1

With loft hatch, built-in shelved linen cupboard, doors to bedrooms and bathroom.

Bedroom 12'8 x 9'6

With rear aspect UPVC double glazed dormer window looking onto garden, large built-in wardrobe, radiator.

Bedroom 9'10 x 9'7

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

Bedroom 9'6 x 9'6

With front aspect UPVC double glazed dormer window with sea view, large built-in wardrobe and separate store cupboard, radiator.

Family Bathroom 7' x 6'5

With Velux window, panelled bath with tiled

splashback, pedestal wash hand basin with tiled splashback, WC, radiator.

Outside:

To the front of the property there is an off-road parking space in front of the garage, a garden area laid to beach shingle, and a pathway leading to the side entrance, with gated access to the rear garden, This is mostly laid to beach shingle, with a paved area and a garden shed.

Garage 16'6 x 8'11

With up and over garage door, power and light.

Agent's Note:

Please be advised the property is not connected to mains drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

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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.