

Brockman Crescent

Dymchurch Romney Marsh TN29 0TT

- Unique Detached Family Home
- Two Large Reception Rooms
- Family Bathroom & Shower Room
- Front & Rear Gardens
- Workshop & Storeroom
- Three/Four Bedrooms
- Open Plan Kitchen/Diner
- Loft Room With Sea View
- Short Walk To The Beach
- Ample Off Road Parking

Asking Price £425,000 Freehold













Mapps Estates are pleased to bring to the market this well presented, deceptively spacious three/four bedroom family home located only a short walk from the seafront. This unique property enjoys well-proportioned and adaptable accommodation throughout, the ground floor comprising a large open plan kitchen/diner, family bathroom, utility room, a spacious lounge with a log burner, and a generous second reception room to the rear which could serve as a fourth bedroom if required. Upstairs are the three bedrooms, one having a balcony, and a shower room; there is also a loft room with a sea view. The property is set in well-tended front and rear gardens and has a tarmac driveway with ample off-road parking space. To the rear is a former double garage which has annexe potential subject to the relevant permission being obtained. An early viewing of this desirable family home comes highly recommended.

Located on this popular residential development on the Dymchurch/Hythe border and within easy reach of the sandy beaches of Dymchurch. 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 and the village of Dymchurch, which also offers a small selection of local shops, and post office. Secondary schooling is available in nearby New Romney and Saltwood, while both boys' & girls' grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 40 minutes to St Pancras London, and from Folkestone West with a travelling time of approximately 50 minutes.

Ground Floor:

Front Entrance
With wooden canopy over, composite front door with inset frosted double glazed panels, opening to entrance lobby.

Entrance Lobby
With quarry tiled floor, coved ceiling, dado rail, fitted shelved store cupboard, open doorway through to kitchen/diner.

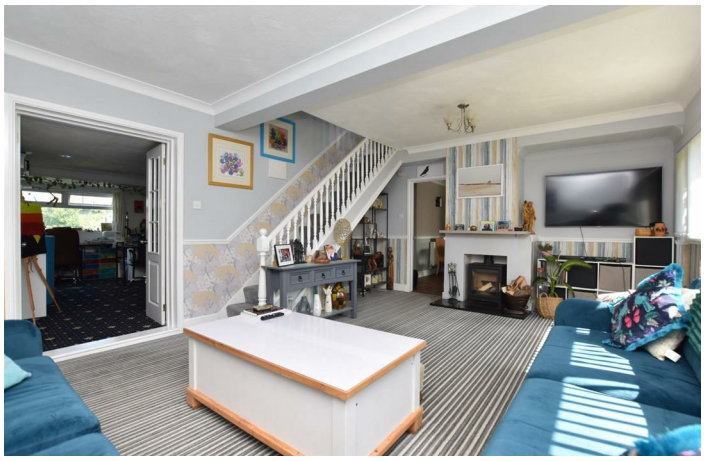
Kitchen/Diner 19'11 x 12' (max points)
With front aspect UPVC double glazed window with integral blinds, range of fitted light grey gloss finish store cupboards and drawers, composite worktop and upstands with tiled splashbacks over, ceramic Butler sink with mixer tap over with drinking water filter, space for electric range cooker with brushed stainless steel splashback and extractor canopy over, space for American style fridge/freezer, space and plumbing for dishwasher, fitted shelves, cupboard housing electric meter and consumer unit, space for dining table, quarry tiled floor, coved ceiling, dado rail, two radiators, door to lounge, opening through to rear lobby.

Rear Lobby 10'5 x 6'
With rear aspect UPVC double glazed French doors, quarry tiled floor, fitted worktop with store cupboards under, coved ceiling, radiator, dado rail, doors to utility room and bathroom.

Utility Room 7'6 x 3'7
With UPVC frosted double glazed window, recently installed wall-mounted Worcester Bosch gas-fired combination boiler, fitted worktop with space and plumbing for washing machine under and tumble dryer over, fitted shelves, tile effect vinyl flooring, coved ceiling, dado rail, gas meter, radiator.

Bathroom 8'6 x 6'4
With rear aspect UPVC double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and shower screen over, vanity unit comprising wash hand basin with store cabinet under and drawers to side, WC with concealed cistern, extractor fan, recessed downlighters, chrome effect heated towel rail, fully tiled walls and floor.









Lounge 20'5 x 14'3
With large front aspect UPVC double glazed window looking onto garden, recessed log burner set onto granite hearth, alarm keypad, staircase to first floor, coved ceiling, dado rail, two radiators.

Home Office/Bedroom 17' x 15'5
With dual aspect UPVC double glazed windows, side aspect double glazed window and sliding door opening to garden, feature ornamental fireplace, loft hatch, recessed downlighters, coved ceiling, dado rail, two radiators.

First Floor:

Landing
With rear aspect UPVC double glazed window with countryside view, dado rail, coved ceiling, large built-in shelved linen cupboard, loft hatch with loft ladder.

Bedroom 14'3 x 10'4
With front aspect UPVC double glazed window, recessed shelving, coved ceiling, radiator.

Bedroom 12'1 x 8'11
With built-in recessed shelved store cupboard, coved ceiling, radiator, front aspect UPVC double glazed windows and sliding door opening to balcony.

Balcony 11'2 x 6'
Enjoying an open aspect towards the sea wall with coastline glimpses, pitched roof canopy over, outdoor power points.

Bedroom 8'11 x 7'10
With front aspect UPVC double glazed window with bespoke fitted shutters, built-in recessed shelved store cupboard, recess for wardrobe, coved ceiling, radiator.

Shower Room 6'5 x 4'1
With rear aspect UPVC double glazed window



with countryside view, pedestal wash hand basin with mixer tap over, WC, step up to fully tiled walk-in shower enclosure with sliding screen and UPVC frosted double glazed window, recessed downlighters, coved ceiling, wood effect tiled flooring, chrome effect heated towel rail.

Loft Room 14'5 (max) x 9'8

With front aspect Velux window with sea view, plastered walls and ceiling, fitted carpet, bespoke fitted single bed with storage under, wall lights, radiator, door to attic space.

Outside:

To the front of the property is a tarmac driveway with off-road parking space for two cars; from here, double wooden gates open to further parking space along the side of the property with additional parking space to the rear. The front garden is laid to lawn with shrub borders. The rear garden is again laid to lawn with raised flower beds and a garden pond with a pergola over. There is an outside tap as well as outdoor power points and wall lights, and a large outbuilding which was formerly a double garage.

Outbuilding:

Formerly a double garage which has at one time been converted and used as accommodation, now comprising:
Storeroom 16'7 x 9'6 With UPVC double glazed window and door, wood effect laminate flooring, plastered walls and ceiling, dado rail, fitted shelving, power and light, door to rear lobby accessing a shower room and workshop.
Shower Room 6'5 x 4'1 with fully tiled shower with electric shower, WC, window, wall-hung wash hand basin with electric water heater over.
Workshop 12'8 x 10'10 with garage door to front opening to rear driveway, windows to side, fitted work benches and shelving, consumer unit, power and light.



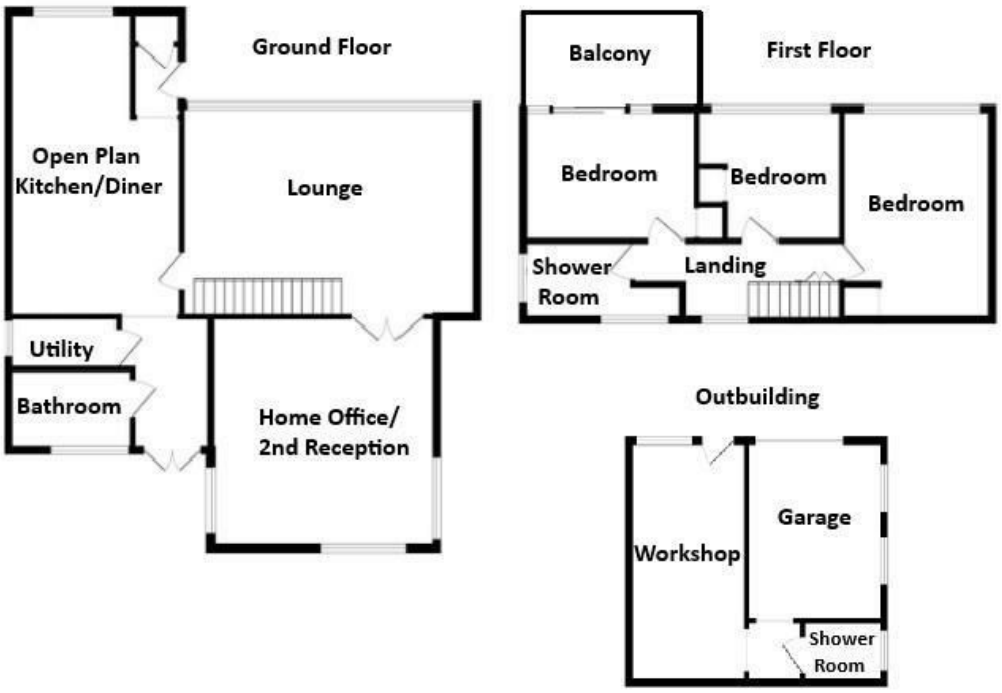


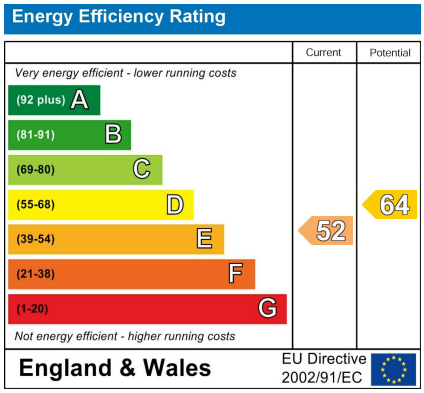












Local Authority Folkestone & Hythe District Council
Council Tax Band D
EPC Rating E

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.