



Lade Fort Crescent

TN29 9YG

- Link-Detached Bungalow
- Well Presented Throughout
- Modern Fitted Bathroom
- Rear Patio & Garden
- Newly Installed Worcester Bosch Boiler
- Three Bedrooms
- Fitted Kitchen
- Lounge/Diner
- Garage & Off-Road Parking
- Close To Shops & Seafront

Guide Price £260,000-£270,000 Freehold





*** Price Guide: £260,000 - £270,000 ***

Mapps Estates are delighted to bring to the market this well presented three bedroom link-detached bungalow in a residential area close to local shops and within walking distance of the seafront. The accommodation comprises an entrance hall, a lounge/diner with French doors opening to the rear patio and garden, a fitted kitchen and bathroom, and three bedrooms. The property also benefits from ample off-road parking which could accommodate a caravan or motorhome if required, and a garage. 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 outdoor wall light and UPVC front door with frosted double glazed panel, opening to entrance hall.

Entrance Hall

With loft hatch and fitted loft ladder (the loft is insulated and boarded, with fitted shelving and a Velux window), heating control panel and thermostat, coved ceiling, wood effect LVT flooring, radiator.

Lounge/Diner 17'11 x 12'10

With rear aspect UPVC double glazed window and French doors to patio and garden, coved ceiling, radiator.

Kitchen 10'8 x 6'9

With side aspect UPVC double glazed window and frosted double glazed back door, range of grey painted store cupboards and drawers, square edged worktops with matching upstands, inset stainless steel sink/drainage with mixer tap over, fitted gas cooker with tiled splashback and pull-out extractor over, space and plumbing for dishwasher, space for fridge/freezer, consumer unit, tiled floor, coved ceiling, recessed downlighters.

Bedroom 10' x 9'2

With front aspect UPVC double glazed window, radiator.

Bedroom 12'3 x 7'5

With front aspect UPVC double glazed window, coved ceiling, radiator.

Bedroom 7'10 x 7'5

With side aspect UPVC double glazed window, wood effect LVT flooring, coved ceiling, radiator.

Bathroom 6'8 x 6'8

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower and separate hand-held shower attachment and shower screen over, recessed store cupboard, wash hand basin with mixer tap over and store cabinet under, WC, chrome effect heated towel rail, tiled floor, extractor fan, recessed downlighters, part-tiled walls.

Outside:

To the front of the property is a driveway providing off-road parking for two/three cars and access to the garage, as well as a brick block paved area for further off-road parking which can comfortably accommodate a caravan or motorhome if required. There is also a raised shrub border laid to pea shingle. A side gate opens to a path to the side of the property which has an outside tap and wall light and leads through to the rear garden. This enjoys a patio area laid to Indian sandstone paving, the rest of the garden being laid to lawn. A timber lean-to to the rear of the garage provides an ideal barbeque area, and there is a UPVC door accessing the garage.

Garage 17'1 x 8'10


With up and over door, pitched roof and loft storage space, utility area with space and plumbing for washing machine and tumble dryer, newly-installed wall-mounted Worcester Bosch 'Greenstar 1000' gas-fired combination boiler, UPVC frosted double glazed personal door, power and light.

Agent's Note:

Please note, the property is not connected to mains drainage.





| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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.