



## Seabourne Way

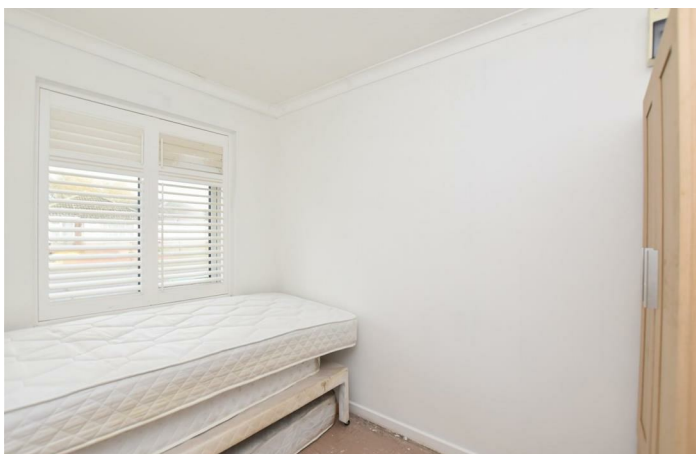
Dymchurch TN29 0PX

- Semi Detached Bungalow
- Open Plan Lounge/Diner
- Spacious Conservatory
- Generous Rear Garden
- Close To Local Amenities & Beach
- Two Bedrooms
- Modern Fitted Kitchen
- Fitted Bathroom
- Ample Off-Road Parking & Garage
- No Onward Chain

**Asking Price £299,950 Freehold**







Mapps Estates are delighted to bring to the market this two bedroom semi-detached bungalow residence conveniently located within level walking distance of local shops and amenities as well as the seafront and beach. The accommodation comprises a reception hall, an open plan lounge/diner opening through to a modern fitted kitchen with integrated appliances, a spacious conservatory, two bedrooms with bespoke fitted window shutters, and a fitted bathroom. There is a generous garden with two large greenhouses to the rear, as well as ample off-road parking and a garage. While the property could benefit from some refurbishment in places, it is being sold with the advantage of no onward chain; an early viewing comes highly recommended.

Located within level walking distance of Dymchurch village centre and its beautiful sandy beaches and sea wall. 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 are 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.

#### **Front Entrance**

Recessed entrance porch with outdoor wall light, UPVC frosted double glazed front door opening to reception hall.

#### **Reception Hall**

With built-in double airing cupboard housing hot water cylinder and fitted shelving, loft hatch, heating thermostat, wood effect laminate flooring.

#### **Open Plan Lounge/Diner 18'11 x 10'11**

With large rear aspect UPVC double glazed window and sliding door opening to conservatory, wood effect laminate flooring, two wall light points, coved ceiling, two radiators, opening directly through to kitchen.



**Kitchen 12'1 x 6'11**

With side aspect UPVC double glazed window, range of grey gloss finish store cupboards and drawers, square edged worktops with matching splashbacks, inset resin one and a half bowl sink/drainers with mixer tap over, matching island unit with inset four ring gas hob, integrated fridge/freezer and dishwasher, fitted high level electric oven with matching microwave oven over, cupboard housing wall-mounted Baxi gas-fired boiler with gas meter, recessed downlighters, UPVC frosted double glazed door opening to conservatory.

**Conservatory 13'7 x 9'5**

With UPVC double glazed windows and French doors opening to patio and garden, tiled floor, polycarbonate roof, wall light.

**Bedroom 13'9 (max) x 10'11**

With front aspect UPVC double glazed windows and bespoke fitted shutters, recessed built-in double wardrobe, coved ceiling, radiator.

**Bedroom 9'9 x 6'11**

With front aspect UPVC double glazed window and bespoke fitted shutters, coved ceiling, consumer unit, radiator.

**Bathroom 6'10 x 6'4**

With UPVC frosted double glazed window, panelled bath with mixer tap and hand-held shower attachment over, pedestal wash hand basin, WC, tiled floor, part-tiled walls, radiator.

**Outside:**

To the front of the property is a paved parking area for two cars, with a concrete driveway to the side providing further parking space for three cars and access to the garage; a side gate opens through to the rear garden. By the conservatory there is a paved patio and outdoor tap. There is a large concrete base directly behind the garage, while the garden is laid to lawn with mature shrub borders. To the rear are two large greenhouses accessed via a brick block paved pathway.

**Garage 17'4 x 8'2**

With up and over door, UPVC frosted double glazed personal door to side, fitted shelving, wall-mounted store cupboards, power and light.





| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   | 71                                                                                                            | 79        |
| (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.