



49 High Street, Hythe, Kent CT21 5AD



## 46 LOWER SANDS DYMCHURCH

**£370,000 Freehold**  
**NO ONWARD CHAIN**

This attractive detached chalet house is situated in one of the village's most sought after locations, within moments of the beach. The spacious accommodation comprises three reception rooms, fitted kitchen, shower room and three bedrooms. Delightful gardens, garage and ample parking. EPC D.



# 46 Lower Sands Dymchurch TN29 0NF

**Entrance Hall, Sitting Room, Garden Room, Dining Room,  
Fitted Kitchen, Shower Room,  
Three Bedrooms  
Delightful Gardens, Garage, Off-Road Parking**

## **DESCRIPTION**

This attractive detached chalet-style home offers exceptionally comfortable living space and is set in a peaceful, highly desirable residential area.

The accommodation includes an inviting entrance hall, a spacious sitting room with doors opening to a lovely garden room that enjoys views over the attractive rear garden, a well-fitted kitchen, a separate dining room, and a shower room. The first floor provides three bedrooms.

The gardens are a particularly attractive feature of the property. They offer a good level of privacy and provide a delightful environment in which to relax and dine alfresco. The property also benefits from a garage and driveway providing off-road parking.

## **SITUATION**

This very pleasant residential area is extremely popular and is situated only half-a-mile from the seaside village of Dymchurch and within only a short walk of the long, sandy beach. Dymchurch also enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)

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The accommodation comprises:

### **ENTRANCE HALL**

Entered via a UPVC and obscured double glazed door with a obscured double glazed windows to either side, staircase to 1st floor, access to storage cupboards, coved ceiling, two wall light points, radiator, doors to:

### **SITTING ROOM**

Double glazed picture window to front and double glazed high-level window to side, attractive stone fireplace with stone hearth, three wall light points, coved ceiling, radiator, double glazed casement doors with double glazed full height windows to either side giving access to the:

### **GARDEN ROOM**

Of brick built construction under a pitched polycarbonate roof, double glazed windows to either side and double glazed casement doors giving access to and overlooking the garden beyond, four wall light points, radiator.

### **DINING ROOM**

Double glazed window to front, coved ceiling, radiator.

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and dishwasher, work surface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, five burner gas hob with extractor hood above, wall mounted Worcester gas boiler, coordinating wall cupboards, tiled splashbacks, space for freestanding fridge freezer, tiled floor, timber framed and glazed stable door to:

### **REAR PORCH**

Double glazed door to rear garden.

### **SHOWER ROOM**

Tiled shower enclosure with thermostatically controlled rainhead shower and separate handheld attachment, low-level WC, wash basin with vanity cupboard below and illuminated mirrored vanity cupboard above, shaver point, heated ladder rack towel rail,

obscured double glazed window to rear, tiled floor.

### **FIRST FLOOR LANDING**

Access to eaves storage, doors to:

### **BEDROOM**

Double glazed window to side, access to eaves storage, built-in wardrobe cupboard, radiator.

### **BEDROOM**

Double glazed window to side, access to eaves storage, radiator.

### **BEDROOM**

Double glazed window to front, radiator.

### **OUTSIDE**

#### **REAR GARDEN**

To the rear of the property is a generous paved terrace, partially set a beneath a timber framed pergola, leading to an area of lawn backed by border planted with mature shrubs and incorporating specimen trees including a silver birch and a cordyline. The garden is well enclosed by close boarded timber panelled fencing and incorporates a greenhouse and timber framed shed. A timber gate to the side gives access to the:

#### **FRONT GARDEN**

To the front of the property is a block paved driveway providing off-road parking and access to the garage. The remainder of the garden is mainly laid to lawn and backed by borders planted with a variety of shrubs, herbaceous and other plants.

#### **GARAGE**

Electric roller door to front, double glazed window to side, personal door to rear.

#### **EPC Rating D**

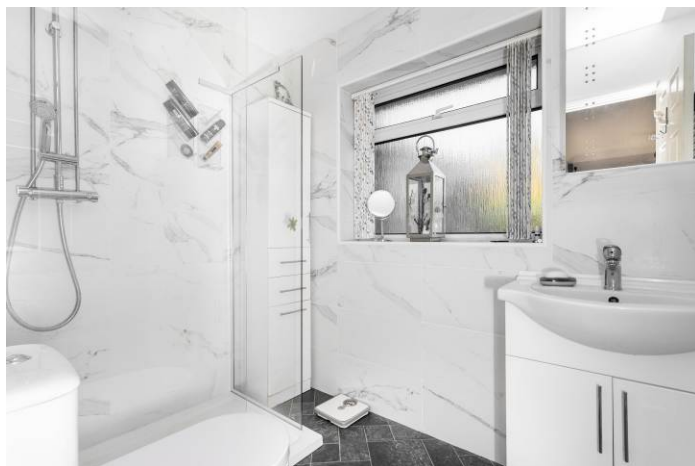
#### **COUNCIL TAX**

Band D approx. £2408.19 (2025/26) Folkestone & Hythe District Council.

#### **VIEWING**

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**

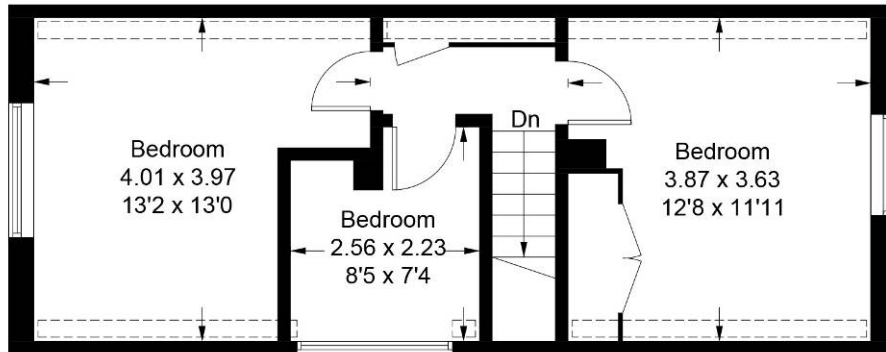




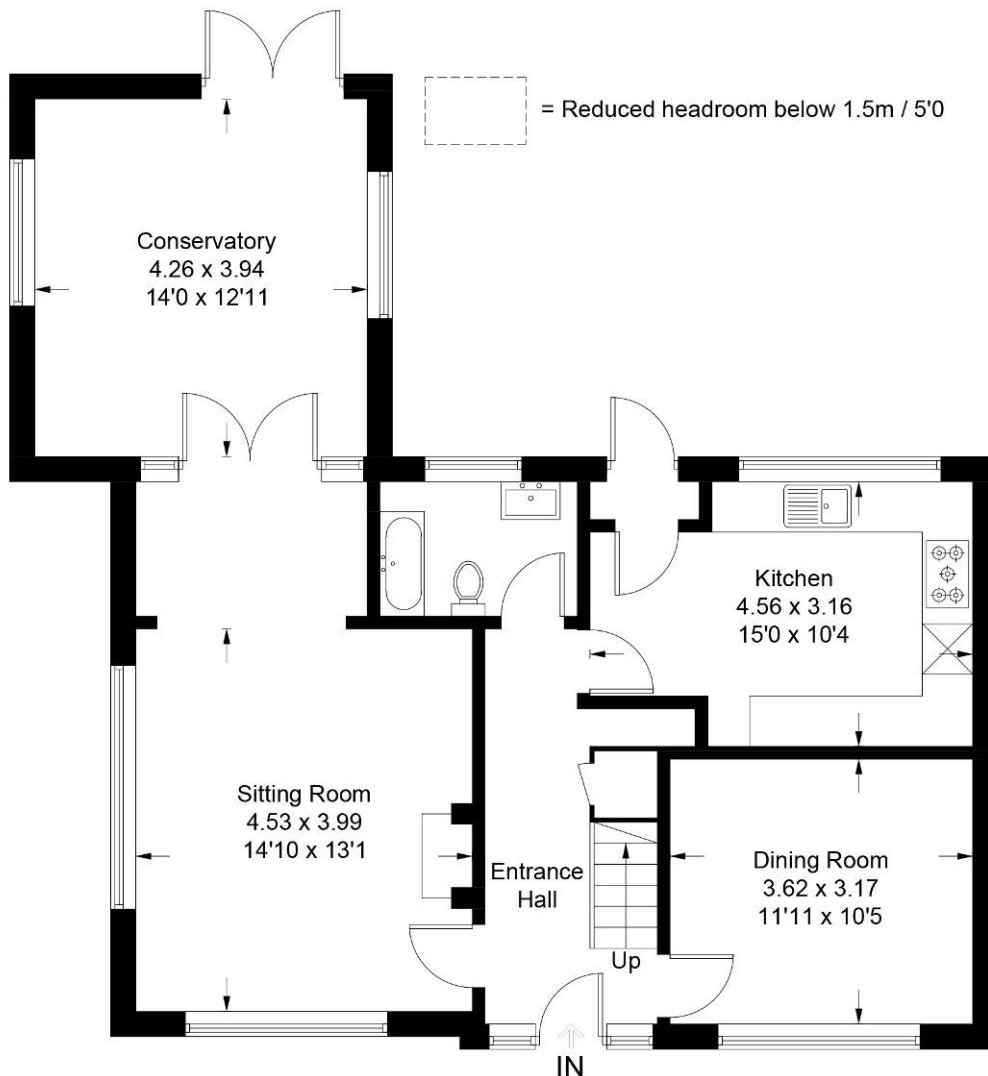


# Lower Sands, Dymchurch, TN29

Approximate Gross Internal Area  
Ground Floor = 81.7 sq m / 879 sq ft  
First Floor = 38.3 sq m / 412 sq ft  
Total = 120.0 sq m / 1291 sq ft



## First Floor



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1252883)