



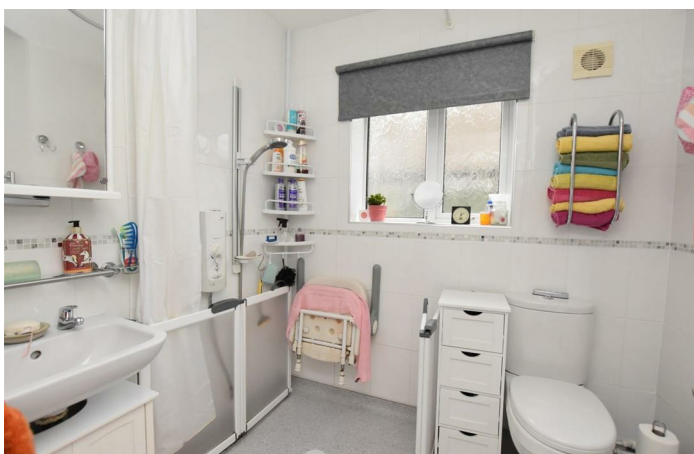
## Seaway Gardens

St. Marys Bay Romney Marsh TN29 0RH

- Semi-Detached Bungalow
- Spacious Living Room
  - Modern Wet Room
  - Gas Central Heating
  - Off Road Parking
- Two Double Bedrooms
  - Fitted Kitchen
- Conservatory Off Living Room
- Good-Sized Rear Garden
  - Close To Seafront

**Price Guide £290,000 - £300,000 Freehold**





\*\*\*\* GUIDE PRICE £290,000 - £300,000 \*\*\*\*

Mapps Estates are delighted to bring to the market this well-presented two bedroom semi-detached bungalow residence located on a private estate within walking distance of the seafront. The well-proportioned accommodation comprises a welcoming reception hall, a spacious living room opening to a rear conservatory, a fitted kitchen and wet room, and two double bedrooms. The property enjoys an attractive, good-sized rear garden mostly laid to paving for low maintenance, and off-road parking to the front for up to three cars. An early viewing comes highly recommended.

Located in a popular, quiet private road, close to local amenities and within level walking distance of the sandy beaches of St Mary's Bay and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with a Public House and the Levin Club. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsbury's store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsbury's, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

#### **Entrance Porch**

With UPVC frosted double glazed window and front door with fitted blinds, tiled floor, light, internal frosted window and glazed door opening to reception hall.

#### **Reception Hall 12'10 x 8'10 (max points)**

With fitted doormat, loft hatch and fitted loft ladder (a Worcester Bosch gas-fired combination boiler has been installed in the loft space), heating thermostat, coved ceiling, wood effect laminate flooring, radiator.

#### **Bedroom 12'11 x 12'7 (max)**

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

### **Bedroom 12'11 (max) x 8'10**

With front aspect UPVC double glazed window, wall-mounted store cupboards and fitted shelf, coved ceiling, radiator.

### **Wet Room 6'9 x 5'6**

With UPVC frosted double glazed window, shower area with low-level screening and Mira electric shower, wall-mounted shower seat, WC, wall-hung wash hand basin, wall-mounted fan heater, extractor fan, chrome effect heated towel rail, fully tiled walls, vinyl flooring.

### **Kitchen 10'11 x 8'8**

With rear aspect UPVC double glazed window looking onto garden, UPVC frosted double glazed back door to side, range of matching fitted store cupboards and drawers, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring electric ceramic hob with extractor fan over and electric oven and grill under, space and plumbing for washing machine and slimline dishwasher, space for fridge/freezer, pantry store cupboard with fitted shelves, cupboard over housing consumer unit, recessed downlighters, coved ceiling, vinyl flooring.

### **Living Room 14'11 x 12'8**

With tiled fireplace and inset coal effect gas fire,

ceiling fan/light, coved ceiling, radiator, rear aspect UPVC double glazed window and sliding door to conservatory.

### **Conservatory 11'2 x 7'6**

With pitched polycarbonate roof, rear and side aspect UPVC double glazed windows and door to garden, two wall lights, wood effect laminate flooring, radiator.

### **Outside:**

To the front of the property is a gravelled driveway with parking space for two cars and a concrete hardstanding to the side. There are shrub borders, outdoor power point, and evergreen hedging to the front. A side pathway leads to the entrance porch and a gate opening to the rear garden. This has been mostly hard-landscaped and laid to paved terraces with shrub borders to the sides, There is a small patch of lawn, two garden sheds (one with power and light), a greenhouse, water butts, and decking by the conservatory with an outdoor tap and power points. There are additional outdoor power points by the back door.





**Ground Floor**  
 Approx 75.5 Sq metres / 812.2 Sq feet



| Energy Efficiency Rating                    |           | Current                    | Potential |
|---|-----------|----------------------------|-----------|
| Very energy efficient - lower running costs |           |                            |           |
| (92 plus) <b>A</b>                          |           |                            | <b>82</b> |
| (81-91) <b>B</b>                            |           |                            |           |
| (69-80) <b>C</b>                            |           |                            |           |
| (55-68) <b>D</b>                            | <b>66</b> |                            |           |
| (39-54) <b>E</b>                            |           |                            |           |
| (21-38) <b>F</b>                            |           |                            |           |
| (1-20) <b>G</b>                             |           |                            |           |
| Not energy efficient - higher running costs |           |                            |           |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |           |

**Mapps Estates Sales Office**

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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.