



Kingsway

Dymchurch Romney Marsh TN29 0LZ

- Semi Detached Residence
 - Short Walk To Beach
 - Open Plan Kitchen/Diner
- Utility/Shower Room & Bathroom
 - Off Road Parking
- Three Bedrooms
 - Sought After Private Estate
 - Spacious Sitting Room
- Large Plot With Attractive Gardens
 - No Onward Chain

Asking Price £350,000 Freehold





Mapps Estates are delighted to bring to the market this well presented three bedroom semi-detached residence, located on the sought-after private 'Sands' Estate on the outskirts of Dymchurch village and within walking distance of the beach. The well-proportioned accommodation comprises a front porch, a spacious sitting room with French doors to the rear garden, an open plan kitchen/diner, a rear porch, a utility/shower room and a useful storeroom to the ground floor, with three bedrooms, a family bathroom and a separate cloakroom to the first floor. The property is set on a generous plot and enjoys well-tended front and rear gardens. There is also off-road parking for up to two cars. Being sold with no onward chain, an early viewing comes highly recommended.

Located on the ever-popular private Sands Estate to the eastern side of Dymchurch and within walking distance of its sandy beaches. The sea wall offers a pleasant walk into the village centre which has a small selection of local shops together with a Tesco mini-store, primary school, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools being available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car. High Speed Rail Services to London, St Pancras are available from Folkestone West (approximately 50 minutes travelling time) and Ashford International (approximately 40 minutes travelling time).

Ground Floor:

Front Entrance

The property is approached via a central pathway with steps up to the front porch.

Entrance Porch

With a UPVC double glazed front door, two side aspect UPVC double glazed windows, fitted doormat, radiator, opening to hallway with stairs to first floor, doors to kitchen/diner and sitting room.

Sitting Room 17'9 x 11'7

With front aspect UPVC double glazed window looking onto garden, rear aspect UPVC double glazed French doors opening to garden, picture rail, coved ceiling, wood effect laminate flooring, two radiators.

Kitchen/Diner 17'8 x 15'6 (max points)

Comprising a dining area with front aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, coved ceiling, radiator, wood effect shelf with store cupboards under, opening through to kitchen with rear aspect UPVC double glazed window looking onto garden, range of fitted cream Shaker style store cupboards and drawers, wood effect worktops with tiled splashbacks, inset one and a half bowl stainless steel sink/drainers with mixer tap over, five ring gas hob with extractor canopy over, fitted high level electric double oven, integrated dishwasher, space for fridge/freezer, coved ceiling, recessed downlighters, wood effect laminate flooring, doors to sitting room and rear porch.

Rear Porch 11'6 x 4'1

With rear aspect window looking onto garden, wooden back door, pitched polycarbonate roof, radiator, door to utility/shower room.

Utility/Shower Room 10'3 x 7'1

With fully tiled shower cubicle with rainfall shower and separate hand-held shower attachment, WC, wall-mounted Vaillant gas-fired combination boiler, fitted wood effect worktop with tiled splashback and inset circular stainless steel sink with mixer tap over, wood effect store cupboards, recessed shelving and cupboard housing consumer unit, chrome effect heated towel rail, extractor fan, tile effect laminate flooring, door to storeroom.

Storeroom 11'1 x 9'10

With fitted wood effect worktop, radiator, power and light.

First Floor:

Landing

With rear aspect UPVC double glazed window looking onto garden, loft hatch, dado rail, radiator.

Bedroom 12'2 x 10'6

With front aspect UPVC double glazed window looking onto garden, picture rail, recessed built-in wardrobe, radiator.

Bedroom 11'9 x 11'5 (max)

With front aspect UPVC double glazed window looking onto garden, picture rail, recessed built-in wardrobe, radiator.

Bedroom 11'6 x 7'1 (max points)

Irregular in shape, with two rear aspect UPVC double glazed windows looking onto garden, picture rail, radiator.

Bathroom 8'6 x 6'11

With UPVC frosted double glazed window, shower bath with mixer tap, rainfall shower with separate hand-held shower

attachment and curved shower screen over, pedestal wash hand basin with mixer tap over, recessed downlighters, extractor fan, coved ceiling, part-tiled walls, tile effect laminate flooring, chrome effect heated towel rail.

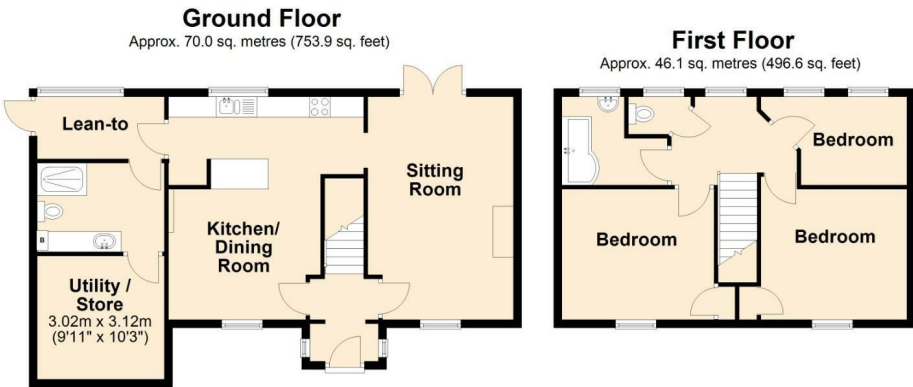
Cloakroom

With UPVC frosted double glazed window, WC, tile effect laminate flooring, radiator.

Outside:

The property is set on a generous corner plot, with a well-tended low-walled front garden, laid to lawn and with well-stocked shrub borders and a central pathway to the front entrance with outdoor wall lights. There is a concrete driveway providing off-road parking space for up to two cars, and a side gate accessing the large wraparound rear garden. This is laid mostly to lawn with a variety of trees and shrubs to the borders. There are also two garden sheds, a feature pergola and an outside tap.





Total area: approx. 116.2 sq. metres (1250.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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.