



## Hythe Road

Dymchurch Romney Marsh TN29 0LN

- Attractive 1930s Detached Residence
  - Close To Seafront & Amenities
  - Spacious Living Room
- Conservatory With Underfloor Heating
  - Large Rear Garden
- Three Bedrooms
  - Superb Condition Throughout
- Modern Kitchen/Diner & Separate Utility
- Separate Bathroom & Shower Room
- Garage & Ample Off-Road Parking

**Asking Price £550,000 Freehold**





Mapps Estates are delighted to bring to the market this immaculately presented detached 1930s period residence, finished to an exceptionally high standard throughout and conveniently located within walking distance of local amenities and the beach. The well-proportioned accommodation comprises a welcoming reception hall, a dual aspect living room, a large contemporary kitchen/diner opening to a rear conservatory which boasts underfloor heating, a separate utility room and a downstairs shower room; upstairs you will find the three bedrooms and well-appointed family bathroom. This appealing property is set on a sizable plot enjoying a generous gated driveway providing ample off-road parking, and a large, well-tended and attractively-landscaped rear garden. An early viewing of this desirable home comes highly recommended.

Located to the eastern side of Dymchurch and within walking distance of Dymchurch's sandy beach and high street which has a small selection of local shops together with a Tesco mini-store, a 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 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 station (approximately 50 minutes' travelling time) and Ashford International (less than 40 minutes' travelling time).

### **Ground Floor:**

#### **Front Porch**

With pitched roof over, outdoor wall light, composite front door with UPVC double glazed windows to both sides, opening to reception hall.

### **Reception Hall 8'2 x 6'9**

With stairs to first floor, understairs store cupboard, engineered oak flooring, alarm keypad, coved ceiling, radiator, glazed panel doors opening to kitchen and living room.

### **Living Room 13'10 x 13'3**

With front aspect bay window with UPVC double glazed windows, side aspect UPVC double glazed window, feature recessed log effect gas fire, large built-in store cupboard serving as an occasional office space with fitted desk, shelving, consumer unit and light, engineered oak flooring, coved ceiling, radiator.

### **Kitchen/Diner 25'7 x 11'11**

Comprising a modern fitted kitchen with a generous range of gloss finish store cupboards and drawers, fitted worktops with glazed splashbacks and downlighters over, inset one and a half bowl sink/drainer with mixer tap over, side aspect UPVC double glazed window, integrated Zanussi dishwasher, integrated Electrolux fridge/freezer, fitted high level Electrolux double electric oven with matching microwave over, cupboard housing wall-mounted Vaillant gas-fired combination boiler, matching island unit with five ring AEG induction hob set into worktop with Electrolux extractor over and drawers and store cupboards under, engineered oak flooring, coved ceiling, recessed downlighters, open doorway through to utility room, dining area with side aspect bay window with UPVC double glazed windows, radiator, UPVC double glazed French doors opening to conservatory.

### **Conservatory 15'4 x 9'**

With pitched polycarbonate roof, tiled floor with underfloor heating, two wall light points, UPVC double glazed windows and French doors opening to rear garden, radiator.



### **Utility Room 12'6 (max) x 10'5**

With fitted rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainер with mixer tap over, range of white gloss finish store cupboard, matching shelved pantry cupboard with downlighter, space and plumbing for washing machine and tumble dryer, space for American style fridge/freezer, extractor fan, tiled floor, recessed downlighters, UPVC double glazed back door, radiator, door to shower room.

### **Shower Room 6'11 x 3'5**

With UPVC frosted double glazed window, shower cubicle with Aqualisa electric shower, fitted vanity unit comprising wash hand basin with mixer tap over and shelf to side, store cabinet under and WC with concealed cistern, extractor fan, fully tiled walls, tile effect laminate flooring, chrome effect heated towel rail.

### **First Floor:**

### **Landing**

With side aspect UPVC double glazed window, large built-in linen cupboard with fitted shelving, loft hatch and fitted loft ladder.

### **Bedroom 13'10 x 11'1**

With front and side aspect UPVC double glazed windows enjoying countryside views, coved ceiling, radiator.

### **Bedroom 11'11 x 11'7**

With side aspect UPVC double glazed window with countryside view, rear aspect UPVC double glazed window looking onto garden, two fitted floor to ceiling double wardrobes, coved ceiling, radiator.

### **Bedroom 11'4 x 7'7 (max)**

With rear aspect UPVC double glazed window looking onto garden, two fitted floor to ceiling double wardrobes, coved ceiling, radiator.



### **Bathroom 12' (max) x 5'10**

With UPVC frosted double glazed window, panelled bath with central mixer tap and wall-mounted shower attachment, recessed shower cubicle with wall-mounted shower and combination downlighter/extractor fan over, wash hand basin with mixer tap over and white gloss finish drawers under, wall-mounted mirrored bathroom cabinet with shaver point and downlighters, WC, recessed shelved linen cupboard, recessed downlighters, mostly tiled walls, tile effect laminate flooring, chrome effect heated towel rail.

### **Outside:**

To the front of the property is a gated driveway mostly laid to pea shingle and providing ample off-road parking space for multiple vehicles and a caravan/motorhome if required. There is an additional parking area and turning point laid to brick block paving. The front garden is laid to lawn with shrub borders, with hedging to the front providing privacy. There are several water butts, and gated access to the side and rear of the

property. The large, well-tended rear garden has been attractively landscaped, being mostly laid to lawn with mature shrub borders and trees, and a brick block paved patio and pathway. There is also a fish pond, an outdoor tap and several outdoor wall lights. Outbuildings include a summerhouse (measuring 10'1 x 7'1 internally), two greenhouses and a garden shed (9'7 x 7'7 with fitted work benches, power and light).

### **Garage 16'11 x 8'11**

With up and over door, consumer unit, power and light.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** E  
**EPC Rating** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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 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.