Jefferstone Gardens

St. Marys Bay Romney Marsh TN29 0SP

- Detached Bungalow
- Generous Plot Size
- Newly Fitted Shower Room
- Rear Conservatory
- Garage & Ample Off-Road Parking
- Two Bedrooms
- Newly Fitted Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Large Rear Garden
- No Onward Chain

Offers In Excess Of £260,000-£325,000 Freehold

Mapps Estates are delighted to bring to the market this recently-refurbished two bedroom bungalow residence, part of a small private development located within walking distance of local amenities and the seafront. The well-proportioned accommodation comprises a reception hall, a newly-fitted kitchen breakfast room with a designated utility area, a spacious lounge/diner opening to an upgraded rear conservatory, two bedrooms and a newly-fitted shower room. The property also benefits from a newly-installed Calor gas-fired boiler and upgraded heating system, upgraded electrics, and new soffits, facias and guttering. Outside, the property boasts a large rear garden, a detached garage, and a generous front tar and chip driveway providing off-road parking for up to six cars or space for a caravan/motorhome if required. Being sold with the added incentive of no onward chain, an early viewing comes highly recommended.

Located in the coastal village of St Mary's Bay, close to local amenities and within level walking distance of the sandy beaches and bus stop if required. The village itself offers a small selection of local shops, post office, Chinese takeaway, together with the Bailiffs Sergeant Public House and an active village hall. The Cinque Port 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 nearby 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 away 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.

Front Entrance
With composite front door with inset frosted double glazed panels, opening to reception hall.

Reception Hall
With fitted doormat, loft hatch, coved ceiling, radiator.

Kitchen/Breakfast Room 15'9 x 12'8
A newly-fitted kitchen comprising a range of white matt finish store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, four ring gas hob with pull-out extractor over, high level electric oven, undercounter fridge, leaded-effect double glazed window, space for breakfast table, recently-installed wall-mounted Glow Worm gas-fired combination boiler, recently-fitted consumer unit, recessed downlighters, radiator, wood effect vinyl flooring, Utility Area with fitted wood effect worktop with space and plumbing for washing machine and tumble dryer, space for fridge/freezer to side, leaded double glazed window, composite back door with frosted double glazed upper panel.

Bedroom 11' x 10'2
With dual aspect leaded-effect double glazed windows, coved ceiling, radiator.

Bedroom 9'7 x 7'1
With leaded-effect double glazed window, coved ceiling, radiator.

Shower Room 8'6 x 5'4
A newly-fitted suite comprising a large fully tiled shower enclosure with rainfall shower, separate hand-held shower attachment and sliding shower screen, wash hand basin with mixer tap over and white gloss finish store cabinet under, WC, chrome effect heated towel rail, wood effect laminate flooring, frosted leaded-effect double glazed window.

Lounge/Diner 20'3 x 11'10
With two high level frosted leaded-effect windows, leaded-effect double glazed window looking onto rear garden, two radiators, large double glazed window and sliding door opening to conservatory.

Conservatory 9'4 x 8'7
With UPVC double glazed windows looking onto garden and composite double glazed door opening to patio, polycarbonate roof, fitted doormat, power and light.

Outside:
To the front and side of the property is an attractive tar and chip driveway providing off-road parking for up to six cars, or a caravan/motorhome if required, and access to the detached garage. There is a Calor gas tank concealed by recently-erected fencing, a flower bed, and an outdoor tap. The soffits, facias and guttering have also been recently replaced, and outdoor lighting has been installed to the front and side of the bungalow automatically activated by a daylight-sensor. Good quality double wooden gates by the garage open to the generous rear garden, with a good-sized paved patio, outside tap and water butt, a large lawn with shrub borders, a buddleia and two apple trees.

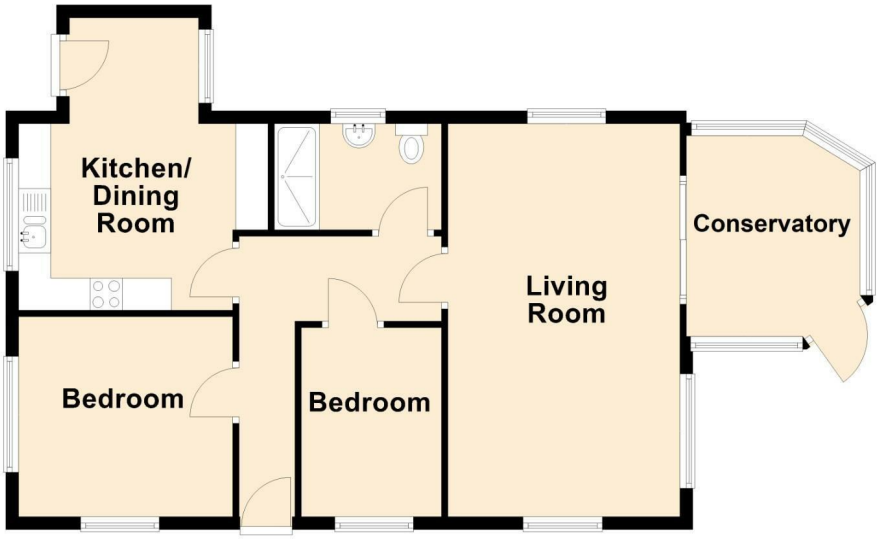
Garage 18'6 x 9'1
10'6 max width, with double wooden doors, side aspect window, personal door to side opening to rear garden, fitted worktop, recently-fitted consumer unit, power and light.

Agent's Note:
Please note, this property is attached to the neighbouring property by the side lean-to.

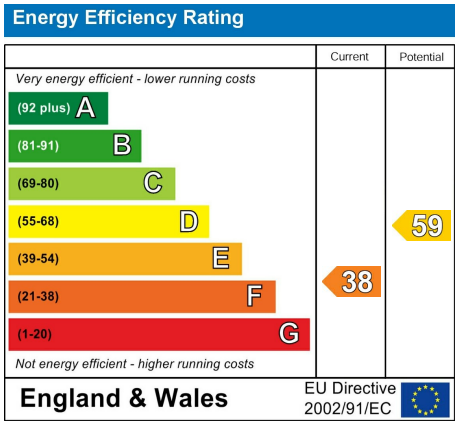
Local Authority Folkestone & Hythe District Council
Council Tax Band B
EPC Rating F

Ground Floor

Approx. 74.7 sq. metres (804.0 sq. feet)



Total area: approx. 74.7 sq. metres (804.0 sq. feet)



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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.