

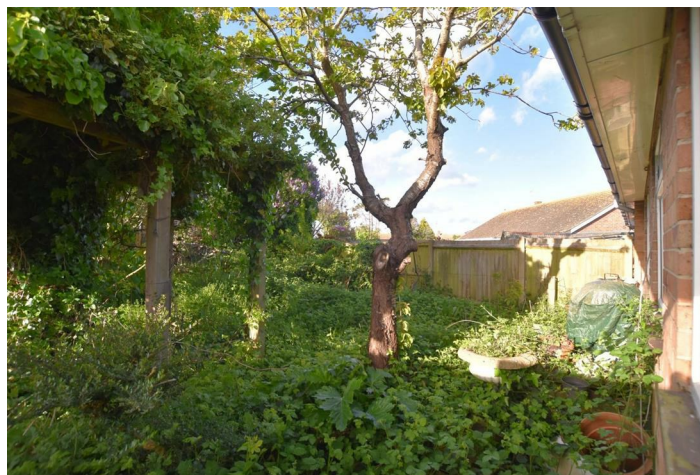


Brookside

Dymchurch Romney Marsh TN29 0QQ

- Semi Detached Bungalow
 - Three Bedrooms
 - Good-Sized Kitchen
 - Front & Rear Gardens
 - Fully Owned Solar Panels
- In Need Of Full Refurbishment
 - Spacious Lounge/Diner
 - Modern Fitted Bathroom
- Garage, Workshop & Driveway
 - No Onward Chain

Asking Price £230,000 Freehold





Mapps Estates are pleased to present this three bedroom semi-detached extended bungalow residence set in a cul de sac location on a popular residential development just across the road from the beach. The property is now in need of refurbishment throughout but does benefit from a modern fitted bathroom, a gas central heating system and fully owned solar panels. The accommodation comprises a conservatory to the front, a reception hall, a spacious lounge/diner, a good-sized kitchen, a modern fitted bathroom and three bedrooms. There is also a garage and workshop, a brick block paved driveway with off-road parking for up to three cars, and front and rear gardens. Being sold with no onward chain, an early viewing comes highly recommended to fully appreciate the potential this home has to offer.

Located just outside the village of Dymchurch and across the road from its beautiful sandy beach and the sea wall which offers a pleasant walk into the village centre with its small selection of local shops together with a Tesco mini-store, primary schooling, 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).

Front Entrance

The front entrance is approached via a brick block paved pathway to the UPVC double glazed entrance door to the conservatory.

Conservatory 11'9 x 8'10

A UPVC double glazed conservatory with a pitched polycarbonate roof and fitted blinds throughout, tiled floor, internal entrance door with frosted windows to side, opening to the reception hall.

Reception Hall 7'6 x 4'10

With built-in airing cupboard housing hot water cylinder with shelf over, cupboard housing gas and electric meters and consumer unit, heating thermostat, doors to kitchen, bathroom and lounge/diner.

Lounge/Diner 17' x 11'11

With large front aspect UPVC double glazed window looking onto garden, feature tiled fireplace with gas fire (not tested), serving hatch through to kitchen, radiator, door to inner hallway.

Inner Hallway

With doors to bedrooms and kitchen, loft hatch with fitted loft ladder (please note: there is a wall-mounted Potterton gas-fired boiler and solar panel inverter located in the loft space).

Bedroom 12'3 x 7'11

With rear aspect UPVC double glazed window looking onto garden, fitted store cupboards and shelving, radiator.

Bedroom 8'11 x 6'4

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bedroom 12'3 x 8'4

With rear aspect UPVC double glazed window looking onto garden, radiator.

Bathroom 6'11 x 5'9

With two frosted double glazed windows, a modern white suite comprising a panelled bath with side access, mixer tap and wall-mounted shower attachment over, pedestal wash hand basin with mixer tap over, WC, shaver point, chrome effect heated towel rail, tile effect aquaboard panelling to walls.

Kitchen 15'2 x 9'9

With front and side aspect UPVC double glazed

windows, rolltop work surfaces with tiled splashbacks, stainless steel double bowl sink with mixer tap over, fitted drawers and store cupboards, gas cooker, serving hatch through to lounge/diner, radiator, glazed panel door opening to rear lobby.

Rear Lobby 12'7 x 4'

With power points, plumbing for washing machine, polycarbonate roof, fitted store cupboards, UPVC double glazed door opening to rear garden, side door opening to garage.

Garage 16'9 x 8'

With electric up and over door, power and light, opening to rear workshop space (7'6 x 5'10 with fitted workbench), personal side door opening to lobby.

Outside:

The property is set in currently untended front and rear gardens and has a brick block paved driveway to the side providing off-road parking for up to three cars and access to the garage.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.