



Lade Fort Crescent

Lydd On Sea Romney Marsh TN29 9YF

- Link-Detached Bungalow
 - Three Bedrooms
 - Fitted Kitchen
 - Gas Central Heating
- Garage & Off-Road Parking
- Close To Shops & Seafront
- Spacious Lounge/Diner
 - Fitted Bathroom
- Front & Rear Shingle Gardens
 - No Onward Chain

Asking Price £255,000 Freehold





Mapps Estates are delighted to bring to the market this three bedroom link-detached bungalow located within walking distance of local shops and the seafront. The property could now benefit from some updating, but enjoys well-proportioned accommodation throughout comprising an entrance hall, spacious 'L' shaped lounge/diner, a fitted kitchen, three bedrooms and a bathroom, as well as gas central heating. There is also a generous rear garden laid to beach shingle, a driveway with off-road parking space for three cars, and an attached garage. Being sold with the benefit of no onward chain, an early viewing comes highly recommended.

Located in a popular residential road in Lydd-On-Sea and within walking distance of the dunes and seafront, a local Morrisons mini-store and a fish and chip shop. In the nearby Cinque Port town of New Romney, there are a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course and Dungeness National Nature Reserve also only a short drive away. The market town of Ashford is within easy driving distance and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International railway station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway,

Front Entrance

With outdoor wall light, UPVC front door opening to reception hall.

Reception Hall

With wood effect vinyl flooring, loft hatch, radiator.

Lounge/Diner 17'11 x 12'10 (max)

An 'L' shaped lounge diner with rear aspect leaded double glazed window looking onto garden, large rear aspect UPVC double glazed window and sliding door opening to garden, wood effect flooring, heating thermostat, radiator.

Kitchen 10'10 x 6'9

With side aspect UPVC double glazed window and back door, range of fitted store cupboards and drawers, wood effect rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainer with mixer tap over, space for cooker, space and plumbing for washing machine, space for fridge/freezer, wall-mounted Glow Worm gas-fired boiler, heating control panel, consumer unit.

Bedroom 12'2 x 7'6

With front aspect UPVC double glazed window looking onto garden, ceiling fan/light, radiator.

Bedroom 10'1 x 9'1

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

Bedroom 7'9 x 7'6

With side aspect leaded double glazed window, ceiling fan/light, wood effect flooring, radiator.

Bathroom 6'9 x 6'8

With UPVC frosted double glazed window, panelled bath with tiled splashback, pedestal wash hand basin with tiled splashback, WC, recessed built-in airing cupboard housing hot water cylinder with shelf over, wood effect vinyl flooring, radiator.

Outside:

The property enjoys low maintenance front and rear gardens laid to beach shingle and gated side access. The driveway offers off-road parking space for up to three cars and access to the attached garage.

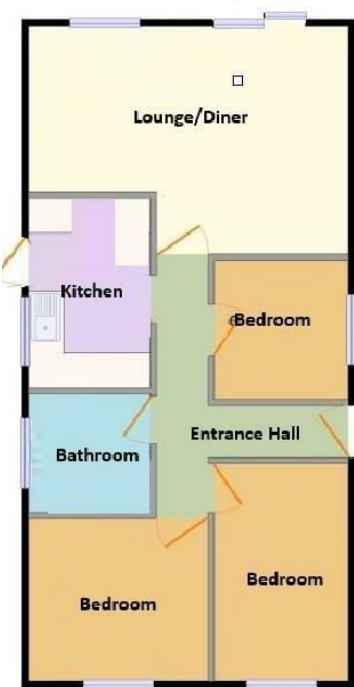
Garage 16'9 x 8'8

With up and over garage door, personal door to rear opening to garden, pitched roof, power and light.

Agent's Note:

Please be advised the property is not connected to mains drainage.





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