



Tower Estate

Dymchurch Romney Marsh TN29 0TN

- Detached Bungalow
- Spacious Living Room
 - Fitted Kitchen
 - Rear Conservatory
- Double Garage, Workshop & Off-Road Parking
- Two Bedrooms
- Separate Dining Room With Log Burner
- Modern Fitted Shower Room
- Front & Rear Gardens
- No Onward Chain

Asking Price £235,000 Freehold





Mapps Estates are pleased to bring to the market this well presented two bedroom detached bungalow residence located on a private road within a short walk of the seafront. The accommodation comprises a spacious living room, a fitted kitchen, a separate dining room with a log burner, a study/storeroom, a conservatory, two bedrooms, and a modern shower room. The property is set on a good-sized plot with front and rear gardens, several gardens sheds, a workshop and a double garage. There is also a gated front driveway with off-road parking space for two /three cars. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located on a private road to the eastern side of the village of Dymchurch and within easy walking distance of 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 schooling, doctors' surgery and village hall. Secondary schools are available in both New Romney and nearby Saltwood and both boys' and girls' grammar schools are 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 (just over fifty minutes' travelling time) and Ashford International (under forty minutes' travelling time) stations.

Front Entrance

With canopy over and wall light to side, UPVC front door with inset frosted double glazed panel and window to side, opening to reception hall.

Reception Hall 6'9 x 3'11

With fitted store cupboard, radiator, doors to living room and bedroom.

Bedroom 9'4 x 6'9

With side aspect UPVC double glazed window, radiator.

Living Room 14'9 x 13'2

With front aspect UPVC double glazed window looking onto garden, red brick fireplace with wooden mantel shelf over, tiled hearth and fitted gas fire, two wall lights, decorative ceiling timbers, radiator, door to kitchen.

Kitchen 12'5 x 8'2

With side aspect UPVC double glazed window, fitted rolltop work surfaces with matching splashbacks, inset resin one and a half bowl corner sink/drainers with mixer tap over, four ring gas hob, high level double gas oven, range of matching store cupboards, display cabinet and drawers, space for undercounter fridge and freezer, space and plumbing for dishwasher, washing machine and tumble dryer, modern wall-mounted Worcester Bosch gas-fired combination boiler (installed approximately three years ago), exposed floorboards, hallway with radiator and doors to shower room and dining room.

Shower Room 7'10 x 6'9

With UPVC frosted double glazed window, large walk-in shower cubicle with Triton electric shower and marble effect aquaboard panelling, pedestal wash hand basin with tiled splashback, WC, vinyl flooring, radiator.

Dining Room 13'3 x 8'11

With rear aspect window looking into conservatory, glazed panel double doors opening to conservatory, doors to study and bedroom, exposed brick fireplace with log burner set onto tiled hearth, loft hatch, radiator.

Study 8'11 x 3'4

A lean-to former shower room which could now serve as a study or storeroom, wall-mounted cupboard housing modern consumer unit and electric meter, two frosted windows, part-tiled walls, radiator.

Bedroom 14'10 x 9'9

With rear aspect UPVC double glazed window looking onto garden, wood effect laminate flooring, fitted shelved linen cupboard, radiator.

Conservatory 12'3 x 6'8

With UPVC double glazed windows and door to rear garden, two wall lights, radiator.

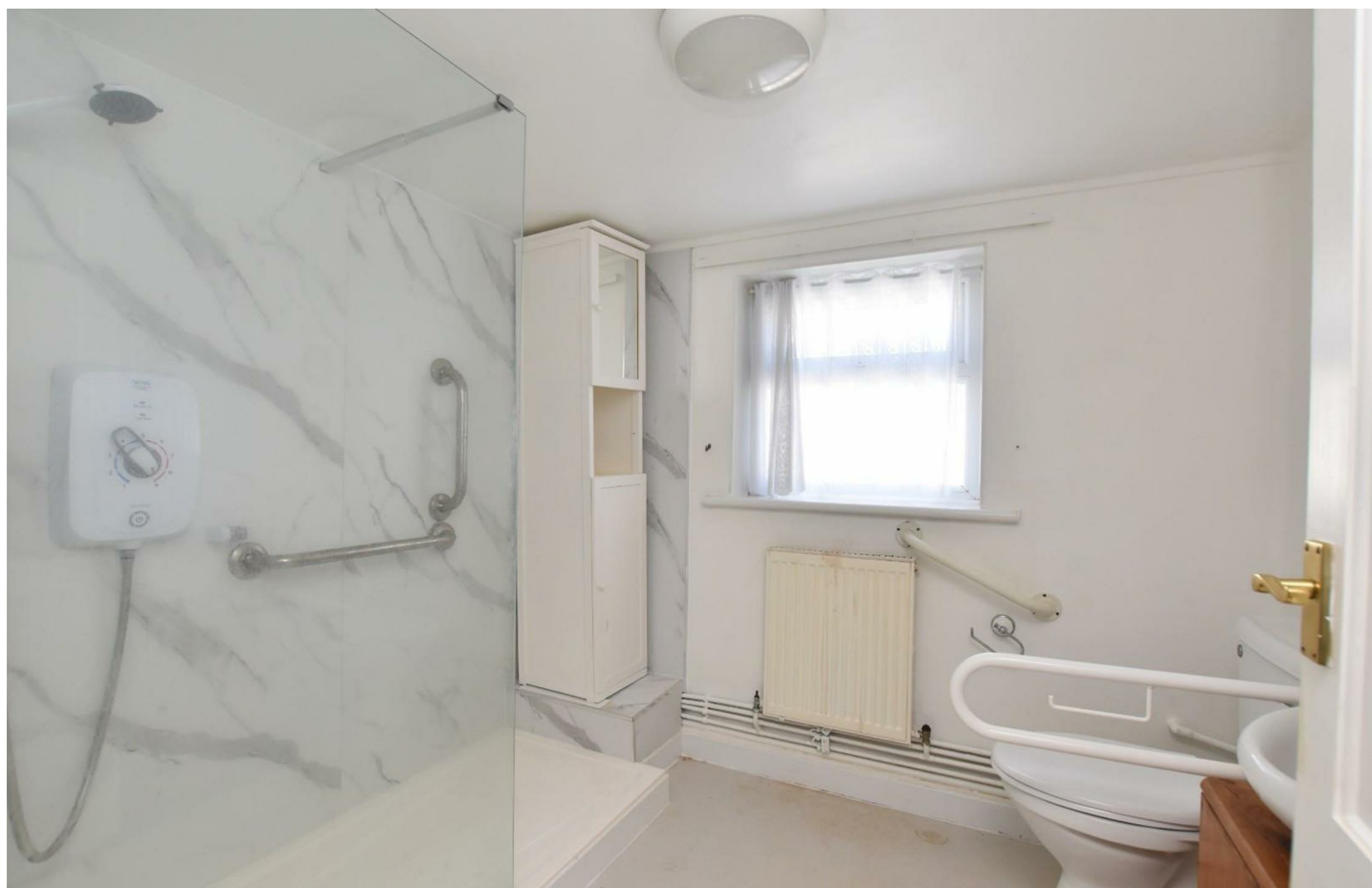
Outside:

To the front of the property is a gated pathway leading to the front entrance with a lawned garden to one side and

gated driveway to the other laid to pea shingle, providing off-road parking for two/three cars and access to the double garage. There is gated access on both side of the bungalow leading through to the rear garden, This is mostly laid to lawn with shrub borders, several garden sheds, paved pathways, a garden pond and a large workshop (19'9 x 8'2, set on a concrete base and with power and light).

Garage 16'2 x 15'1

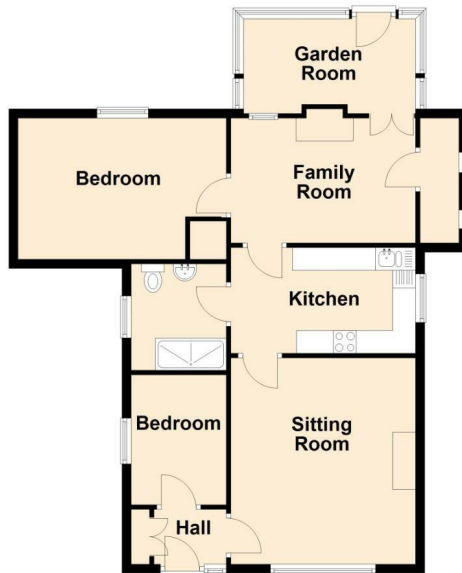
A double garage set onto a concrete base with wooden doors, power and light.





Ground Floor

Approx. 79.2 sq. metres (852.4 sq. feet)



Total area: approx. 79.2 sq. metres (852.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(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.