



Beechwood Close

St. Marys Bay TN29 0XF

- Semi-Detached Bungalow
- Spacious Lounge/Diner
 - Fitted Kitchen
- Off Road Parking & Garage
 - No Onward Chain
- Three Bedrooms
 - Conservatory
 - Shower Room
- Attractive Front & Rear Gardens
- Level Walk To Shops & Seafront

Guide Price £300,000-£315,000 Freehold





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Mapps Estates are delighted to bring to the market this well presented three bedroom semi detached bungalow on the popular 'Trees' estate, located within walking distance of local shops and the seafront. The accommodation comprises a fitted kitchen, a spacious lounge/diner, three bedrooms, a shower room and a conservatory to the side. The property is complemented by attractive front and rear gardens and boasts a driveway for two cars and a garage. Being sold with the added benefit of no onward chain, an early viewing comes highly recommended.

Located on the popular 'Trees Estate' in the coastal village of St Mary's Bay, close to local amenities, and within level walking distance of sand and pebble beaches. A regular bus service operates between Folkestone and Rye, with a convenient local bus stop nearby. The village itself offers a small selection of local shops, post office, Chinese takeaway and a fish & chip shop together with an active village hall. The Cinque Port town of New Romney is approximately five minutes away by car and offers further shopping facilities including a Sainsbury's store, as well as a variety of pubs and restaurants; the nearby village of Dymchurch also offers a small selection of shops together with a Tesco mini store. Hythe, Folkestone and Dungeness are also within easy driving distance, as is Littlestone's links golf course. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car, with high-speed rail services available from both Ashford and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

Entrance Hall

With Upvc front door, built in shelved storage/linen cupboard with shelving and radiator, wood effect flooring, doors leading through to kitchen and lounge/diner.

Kitchen 11'6 x 7'9

With a range of matching white gloss wall and base units, drawers and display cabinets, roll top work surfaces with tiled splash backs, inset one and a half bowl stainless steel sink with mixer tap over, space and plumbing for washing machine and dishwasher, space for fridge, coved ceiling, recessed downlighters, tiled floor, Upvc door to conservatory.

Conservatory 13' x 8'3

With Upvc double glazed windows and double doors opening to the rear garden, radiator, tiled floor.

Lounge/Diner 19'3 x 10'7

With Upvc double glazed window to front, two radiators, coved ceiling, wood effect laminate flooring, door to inner hallway.

Inner Hallway

With wood effect laminate flooring, hatch to loft, coved ceilings, doors to bedrooms and shower room.

Bedroom 11'7 x 10'11

With Upvc double glazed window to rear, radiator, coved ceiling.

Bedroom 10'9 x 8'6

With Upvc double glazed window to rear, radiator, coved ceiling.

Bedroom 11'1 x 6'6

With Upvc double glazed window to side, radiator, coved ceiling, wood effect laminate flooring.

Shower Room

A white suite comprising vanity wash hand basin with mixer tap over, storage cupboards under and to the sides and WC to side, enclosed shower cubicle with sliding glazed door, tiled walls and floor, Upvc double glazed frosted window.

Outside:

To the front of the property is a well-tended garden, laid to lawn and with attractive shrub borders. To the side is a concrete driveway providing off-road parking for two cars and access to the garage. A wooden gate opens to a side patio area next to the conservatory, laid to brick block paving and following through to the rear garden which is again laid to lawn with shrub borders.

Garage 18'10 x 9'4

With electric roller door, power and light.





Ground Floor

Approx. 76.5 sq. metres (823.8 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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.