



31 Seabourne Way, Dymchurch, Romney Marsh, Kent. TN29 0PX

Guide Price **£330,000**



- Semi-detached bungalow
- Two bedrooms
- Newly fitted modern kitchen
- Parking for several cars
- Rear garden

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in a cul de sac with outlooks over a waterway and within level walking distance of the village centre with its small selection of shops, together with a Tesco mini store. Dymchurch enjoys an extensive sandy beach, The village also boasts doctors surgery, village hall, a selection of public houses and primary schooling, the Cinque Port town of Hythe approximately fifteen minutes by car and offers a far greater selection of independent shops together with the all-important Waitrose store, Iceland, Sainsburys and Aldis. The town of New Romney is also a similar distance also offering a good selection of independent shops and a Sainsburys store, together with, secondary schooling, further secondary schooling is available in nearby Saltwood with both boys and girls grammar schools in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are all easily accessed by car, with high speed rail services to London St Pancras being available from both Folkestone railway stations in just over fifty minutes and from Ashford international railway station in just over thirty minutes.

A well-presented two bedroom semi detached bungalow offering a living room with conservatory off having pleasant outlook over the rear garden, there is also a newly fitted modern kitchen, two bedrooms, shower room & entrance hall. The property is serviced by gas fired central heating and has UPVC double glazing throughout, the garden is also considered to be a feature of the property and at the rear, enjoys access to a waterway having plentiful wildlife. The driveway gives parking for up to four/five cars and there is also a garage with power, light and up and over door. An early viewing of this home is highly recommended.

ENTRANCE PORCH

with tiled flooring, UPVC double glazed door leading to

HALLWAY (8' 7" x 3' 8") or (2.62m x 1.11m)

with tile flooring, radiator, cupboard with hanging rail & shelving over, loft hatch with ladder accessing partially boarded loft space

LIVING ROOM (11' 3" x 21' 6") or (3.44m x 6.55m)

with two radiators, UPVC double glazed sliding doors leading to conservatory,

KITCHEN (12' 10" x 7' 4") or (3.90m x 2.23m)

with tiled flooring, a selection of high & low level modern kitchen cabinets, LED lighting under high level cabinets, wood effect laminate worktops, cupboard housing gas fired combination boiler, one and a half bowl composite sink with mixer taps over, integrated microwave, integrated fan assisted oven, integrated fridge, localised tiling, UPVC double glazed window overlooking side, glazed window overlooking conservatory, integrated washing machine, LED plinth lighting

CONSERVATORY (13' 4" x 10' 2") or (4.06m x 3.09m)

with tiled flooring, radiator, UPVC double glazed windows overlooking rear garden, sky light, UPVC double glazed door leading to rear garden

BEDROOM 1 (12' 6" x 11' 1") or (3.80m x 3.38m)

with UPVC double-glazed windows overlooking front, fitted shutters, radiator, built in cupboards with hanging rail and shelving over, freestanding triple wardrobe

BEDROOM 2 (6' 9" x 10' 2") or (2.07m x 3.09m)

(currently being used as a dressing room)
with UPVC double glazed window overlooking front, fitted shutters, radiator

SHOWER ROOM (6' 3" x 7' 3") or (1.91m x 2.21m)

with tiling floor to ceiling, WC, hand basin with mixer taps over & white gloss storage unit under, wall mounted white gloss storage unit, premium corner quadrant shower cabin, high level frosted window, UPVC double glazed frosted window

OUTSIDE

The property enjoys a beautiful rear garden which has decked seating area leading out from the conservatory with the rest being mainly laid to lawn with a selection of mature shrubs & bushes. To the rear there is a raised decked seating area leading onto further decking backing with superb views over the waterway. The garden enjoys access to a shed and garage with side access leading out to the front. The front of the property is brick blocked and has parking for 4/5 cars

GARAGE (7' 9" x 17' 4") or (2.35m x 5.29m)

with power, lighting, up & over door

Tenure - Freehold

Council tax - Band C

Local Authority - Folkestone & Hythe District Council





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.