



19 Brockman Crescent, Dymchurch, Romney Marsh, Kent. TN29 0TZ

Guide Price **£325,000**



- Semi detached bungalow
- Two double bedrooms
- Within walking distance of the beach
- Garden
- Garage & off road parking

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





Situated on this popular residential development on the Dymchurch/Hythe border and within easy access of the beach. The pretty Cinque Port town of Hythe offers a good selection of independent shops together with Sainsburys, Waitrose and Aldi stores; the town also has the historic Royal Military Canal running through the centre. Primary schooling is located in both the village of Dymchurch, which also offers a small selection of local shops, and in Hythe with Secondary schooling being available in nearby Saltwood. Both boys & girls grammar schools are available in Folkestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Hi-speed rail services are available from Ashford International railway station with a travelling time of approximately 38 minutes to St Pancras London and from Folkestone West with a travelling time of approximately fifty minutes.

A well-presented two bedroom semi-detached bungalow residence within walking distance of the beach. The property boasts a modern fitted kitchen leading into dining/family room, a living room, two double bedrooms and a shower room. Outside, the property enjoys a good size rear garden with shed, a front garden and a garage with power & lighting as well as a driveway providing off-street parking for multiple cars. The property also benefits from gas-fired central heating with a boiler fitted in circa 2018, UPVC double glazed windows and external doors and is being sold with the advantage of having no onward chain. An early viewing comes highly recommended.



**HALLWAY (4' 2" x 14' 2") or (1.26m x 4.31m)**

with UPVC double-glazed front door with frosted glass, radiator, loft hatch, thermostat

**LIVING ROOM (12' 0" x 14' 0") or (3.65m x 4.27m)**

with UPVC double-glazed feature bay window, radiator, feature electric fireplace with marble effect hearth & wood surround

**BEDROOM 1 (12' 6" x 11' 11") or (3.82m x 3.62m)**

with UPVC double glazed window overlooking rear, radiator, built-in cupboard with high & low-level hanging rail, built-in wardrobe with hanging rail

**BEDROOM 2 (11' 1" x 8' 7") or (3.39m x 2.62m)**

with UPVC double glazed window overlooking front, radiator

**SHOWER ROOM (6' 11" x 5' 11") or (2.12m x 1.80m)**

with tiling floor to ceiling, hand basin with mixer taps over, storage cabinet under & laminate worktop, WC, shower cubicle, stainless steel towel radiator

**KITCHEN (11' 2" x 6' 8") or (3.41m x 2.04m)**

with wood effect vinyl flooring, a selection of high & low level kitchen cabinets, laminate worktops with matching upstands, localised tiling, four ring gas hob with extractor fan over, space & plumbing for freestanding dishwasher, space & plumbing for washing machine, one & a half bowl stainless steel sink with mixer tap over, fan assisted double oven, space for freestanding tall fridge/freezer, opening into

**DINING/FAMILY ROOM (14' 8" x 14' 6") or (4.48m x 4.42m)**

with a selection of high & low level kitchen cabinets, laminate worktops with matching upstands, localised tiling, space for low level fridge/freezer, UPVC double glazed door to side, UPVC double glazed doors to rear garden with windows to side, cupboard housing gas fired combination boiler installed circa 2018

**OUTSIDE**

The property enjoys a good sized rear garden with patio leading out from the dining/family room, the rest is mainly laid to lawn with a selection of borders with shrubs, planting & tree as well as access to a shed. Side access brings you to the front of the property where there is a driveway with parking for multiple cars as well as good sized single garage. To the front the property has a low maintenance pebbled garden with selection of planting with path leading up to front door.

**GARAGE (24' 4" x 10' 9") or (7.41m x 3.28m)**

with power, lighting, up and over door, glazed window to side and rear, double glazed door to rear garden

**Tenure** - Freehold

**Council tax** - Band C

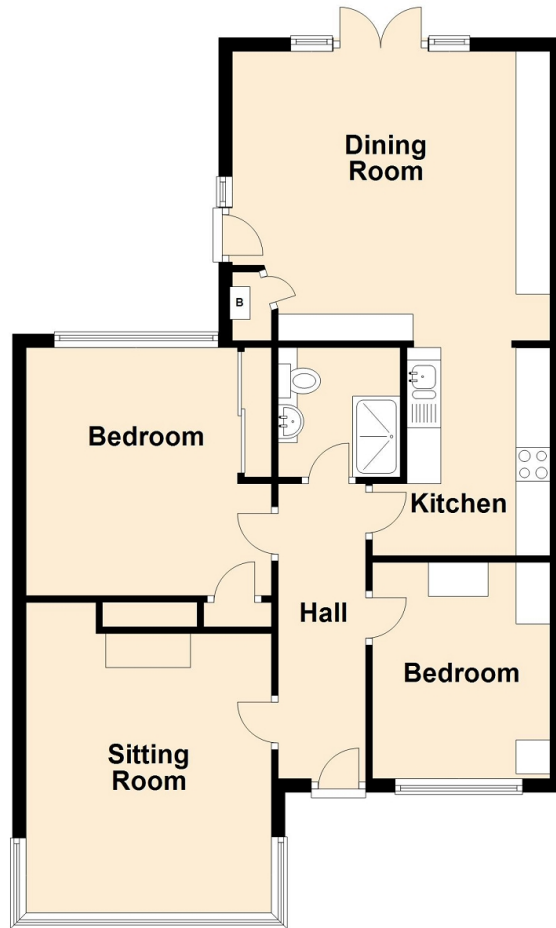
**Local Authority** - Folkestone & Hythe District Council





# Ground Floor

Approx. 76.8 sq. metres (826.8 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.



C.R. Child & Partners  
11 High Street, Hythe. CT21 5AD  
01303 267421  
properties@crchildandpartners.co.uk

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.