



**1 Brookside, Dymchurch, Romney Marsh, Kent. TN29 0QQ**

Guide Price **£349,950**



- Semi detached bungalow
- Three bedrooms
- Set on a generous corner plot
- Refurbished by current owners
- Garage & off street parking

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





Situated in a popular residential area on the outskirts of Dymchurch, which offers a small selection of local shops together with a Tesco mini store, doctors surgery, active village hall and primary school as well as a sandy beach. The larger Cinque Port towns of New Romney and Hythe are both only a short drive away, both offering secondary schooling and a greater selection of shopping facilities and amenities; Hythe also offers a Waitrose store and the historic Royal Military Canal runs through the centre of the town. The local area also boasts the Romney, Hythe & Dymchurch light railway and a championship golf course in nearby Littlestone. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. High-speed rail services are available from both Ashford International (approximately 38 minutes) and Folkestone West (approx. 50 minutes) to London St. Pancras.

A three bedroom semi-detached bungalow which has been refurbished by the current owners including updated electrics and heating, set on a generous corner plot and situated on a popular residential estate on the outskirts of Dymchurch. The accommodation comprises a living room, kitchen, bathroom, three bedrooms and a conservatory; there are gardens to the front and rear, a garage and off-street parking. An early viewing is highly recommended.



### ENTRANCE PORCH

with newly fitted UPVC double glazed entrance door and further UPVC double glazed windows enjoying an open aspect, internal frosted glazed panel door with frosted panels to both sides, opening to-

### RECEPTION HALL

with built-in airing with shelving and newly fitted gas fired combination boiler, cupboard housing gas and electric meters and fuse box, radiator, loft hatch with newly fitted loft ladder accessing boarded loft with power & lighting

### BATHROOM

with vinyl flooring, two UPVC frosted double glazed windows, panelled bath with mixer tap and wall mounted shower attachment over, WC, hand basin with mixer taps over, localised tiling, radiator

### LIVING/DINING ROOM

with front aspect UPVC double glazed window with garden outlook and open aspect, newly installed electric fireplace with tiled hearth and wood surround, two radiators, door to inner hallway

### KITCHEN

with a selection of high and low fitted modern kitchen cabinets, laminate worktops, freestanding oven with four ring gas hob and extractor fan over, localised tiling, led lightning under high level cabinets, one bowl stainless steel sink with mixer taps over, space for freestanding dishwasher, vinyl flooring, space for tall fridge freezer, radiator, UPVC double glazed window overlooking conservatory, UPVC double glazed door leading into

### CONSERVATORY

with UPVC floor to ceiling double glazed windows and sliding door to rear garden

### INNER HALLWAY

### BEDROOM

with UPVC double glazed window overlooking garden, radiator

### BEDROOM

with UPVC double glazed window overlooking garden, radiator

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with UPVC double glazed window overlooking garden, radiator

### OUTSIDE

The property is situated on a generous corner plot with gardens to the front and rear; the front garden is mostly laid to lawn with a pathway to the entrance porch and a side gate to the private rear garden, this also being laid to lawn with mature shrubs to the borders. A side gate leads to the parking area in front of the garage, offering tandem off-street parking for two cars and with a further lawned area to the side. The rear garden also has a garden store and to the rear of the garage is a timber, lean-to shed/workshop (112 x 510) with power and light and opening directly to the rear of the garage

### GARAGE

with power, lighting & up and over door.

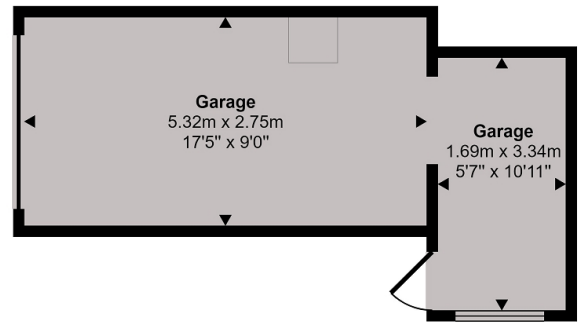
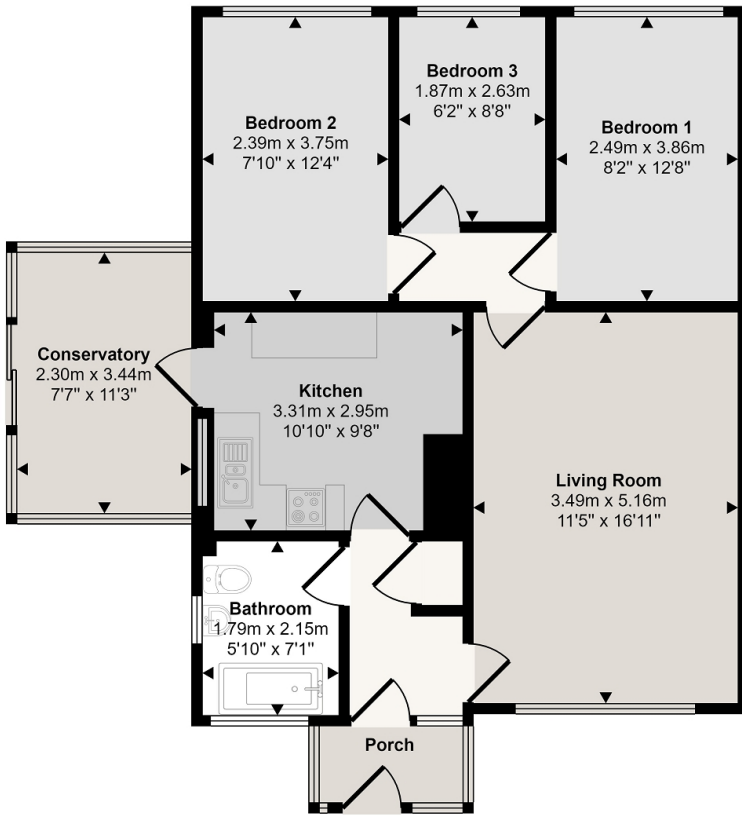
**Tenure** - Freehold

**Council tax** - Band C

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



Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 75 sq m / 809 sq ft

Garage  
Approx 21 sq m / 222 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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.

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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.