



7 Cypress Close, St Marys Bay, Kent. TN29 0AP

Guide Price £320,000



- Newly built end terrace house
- Two double bedroom
- Remainder of 10 year builders warranty
- Low maintenance south facing garden
- Off road parking

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



Situated in a popular residential area close to local amenities and within level walking distance of the sandy beaches of Dymchurch. The larger town of New Romney is approximately five minutes away by car and offers further shopping facilities and amenities including a Sainsburys store and both secondary and primary schooling; further primary schooling is available in Dymchurch which also offers a small selection of shops together with a Tesco mini store. The larger Cinque Port town of Hythe is approximately fifteen minutes by car and offers a far greater selection of independent shops together with Sainsburys, Aldi and Waitrose stores. The historic Royal Military Canal also runs through the centre of the town and Hythe enjoys an unspoilt seafront promenade. 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 and Folkestone with travelling times of approximately forty minutes and fifty minutes respectively to London, St Pancras.

A newly built two bedroom end terraced house located within easy reach of the seafront with the added benefit of the remainder of 10 year builders warranty. The accommodation comprises a open plan living room/kitchen, cloakroom and hall to the ground floor and double bedroom with en-suite, bathroom, further double bedroom and landing to the first floor. Outside the property enjoys a low maintenance south facing landscaped garden with side access to the front where there is a driveway. An early viewing is highly recommended.

ENTRANCE HALL

with composite front door, wood effect Karndean flooring, radiator, under stairs storage cupboard

OPEN PLAN LIVING ROOM/KITCHEN

with wood effect Karndean flooring throughout, comprising of

LIVING ROOM

with radiator, UPVC double glazed doors leading out to rear garden with windows to side, two tall radiators

KITCHEN

with a selection of high and low level kitchen cabinets, wood effect laminate worktops, water softener, wine rack, integrated washing machine, integrated dishwasher, one and a half bowl stainless steel sink, UPVC double glazed windows overlooking front, integrated fan assisted oven, four ring induction hob with extractor fan over, acrylic splash back, localised tiling, integrated fridge & freezer, radiator

WC

with wood effect Karndean flooring, WC with concealed cistern, stainless steel towel radiator, hand basin with mixer tap over and white gloss storage cupboard under, localised tiling, fitted mirror

FIRST FLOOR

LANDING

with storage cupboard housing RCD fusebox, loft hatch accessing partially boarded loft space with ladder, airing cupboard with shelving

BEDROOM 1

with radiator, UPVC double glazed windows overlooking rear with Juliet balcony

EN-SUITE

with vinyl flooring, WC with concealed cistern, stainless steel towel radiator, hand basin with mixer taps over and white gloss storage cupboard under, localised tiling, fitted mirror, shower cubicle with rainfall shower and separate hand attachment

BEDROOM 2

with radiator, tall UPVC double glazed windows overlooking front

BATHROOM

with vinyl flooring, WC with concealed cistern, stainless steel towel radiator, hand basin with mixer taps over and white gloss storage cupboard under, large fitted mirror, panelled white bath with rainfall shower, separate hand attachment, glass shower screen, localised tiling

OUTSIDE

The property enjoys a low maintenance rear garden with patio with path leading up to the rear with the rest mainly being laid with artificial lawn. There is a shed to the far corner with gates also allowing side access to the front of the property. To the front the property has a driveway with artificial grass laid to the side.

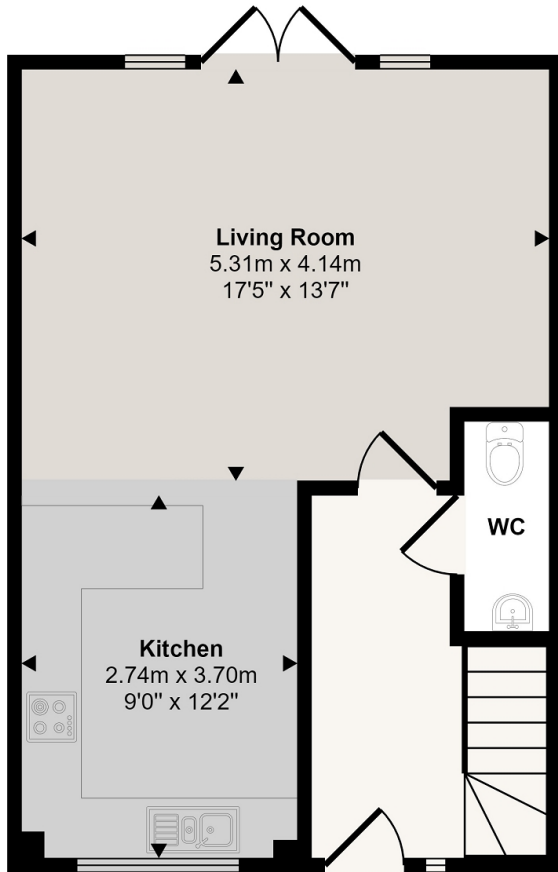
Tenure - Freehold

Council tax - Band C

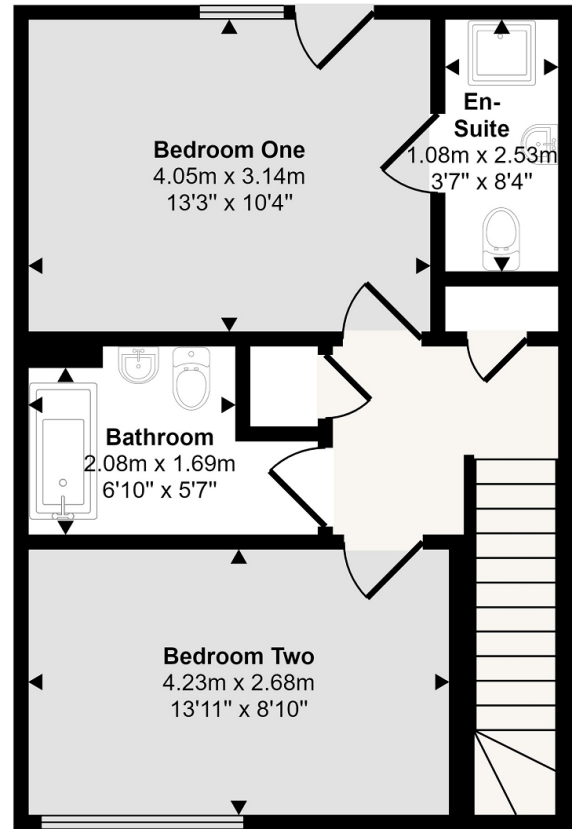
Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 42 sq m / 457 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+) A		93
(81-91) B	81	
(69-80) C		
(55-68) D		
(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.

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 and 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.