



4 Seaview Heights High Street, Dymchurch, Romney Marsh, Kent,  
TN29 0AD

EPC Rating = C

Guide Price £400,000









If you are looking for a property where the beach is literally on your doorstep and you can enjoy the luxury of sitting on your balcony enjoying the sunset and panoramic views over the English Channel while listening to the sound of the waves lapping on the shore then look no further. A rare opportunity to purchase a fabulous seaside residence in the heart of this popular village. The beautifully presented property offers spacious and extremely flexible accommodation arranged over three floors with stylish balconies to the first and second floor enjoying far reaching views over the English channel and coastline from the second floor. EPC Rating: C

**Guide Price £400,000**

**Tenure**

**Property Type** End of Terrace House

**Receptions** 1

**Bedrooms** 4

**Bathrooms** 3

**EPC Rating** C

**Council Tax** Band D

Folkestone And Hythe District Council



**Situation**

The property is situated in a small unique development. Well located in the centre of this sought after seaside village with direct access to the sea wall and award-winning beach. Dymchurch offers a good array of shops including a Tesco Express, a primary school and a village hall. Hythe town centre is approximately 3 miles away, with amenities including a library, sports facilities, supermarkets and high street shops. Ashford International railway station is approximately 13 miles away and offers a high speed service to London. There is a bus route that runs to Dover, Hythe and Folkestone to the north and New Romney and Rye to the south.

**Accommodation comprises**

**Ground floor**

Entrance hall

Ground floor hallway

**Bedroom four**

14' 4" x 9' 2" (4.37m x 2.79m)

**Wet room/WC**

5' 11" x 5' 4" (1.80m x 1.63m)

**Bedroom three**

12' 10" x 9' 2" (3.91m x 2.79m)

**WC**

**Utility room**

7' 5" x 7' 8" (2.26m x 2.34m)

**First floor**

First floor landing







### **Living/Dining room**

17' 11" x 11' 1" (5.46m x 3.38m)

### **Kitchen**

8' 11" x 9' 8" (2.72m x 2.95m)

### **Study**

7' 0" x 7' 2" (2.13m x 2.18m)

### **Bathroom/WC**

7' 8" x 5' 9" (2.34m x 1.75m)

### **Second floor**

#### **Second floor landing**

#### **Bedroom one**

11' 7" x 17' 2" (3.53m x 5.23m)

#### **En suite shower room**

#### **Bedroom two**

8' 5" x 13' 11" (2.57m x 4.24m)

#### **En suite toilet**

### **Outside**

#### **Parking**

Allocated parking to the front of the property plus guest parking

#### **Garden**

Small courtyard garden with access steps to the sea wall and beach - External lighting

#### **Agents note**

Each owner in the development is a director of Seaview Heights Management Co and is liable to pay £175 per annum into a sinking fund for repairs to communal areas.



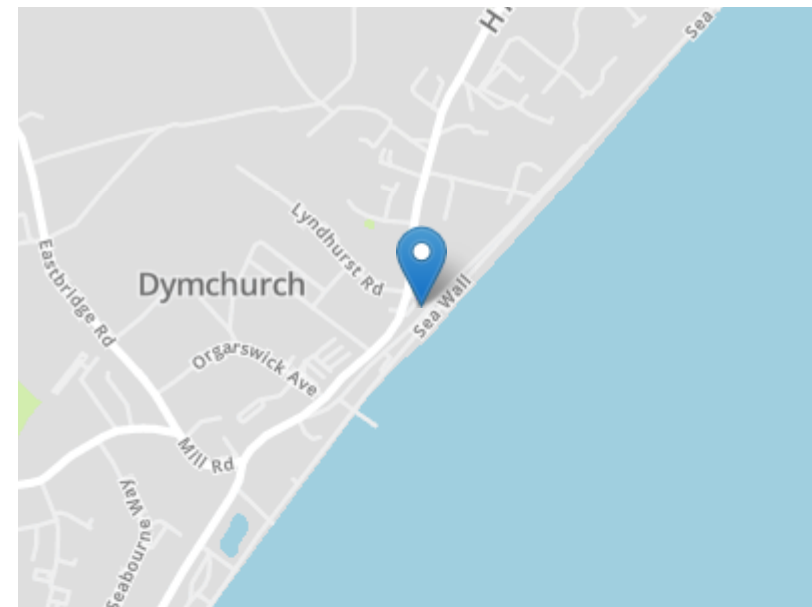
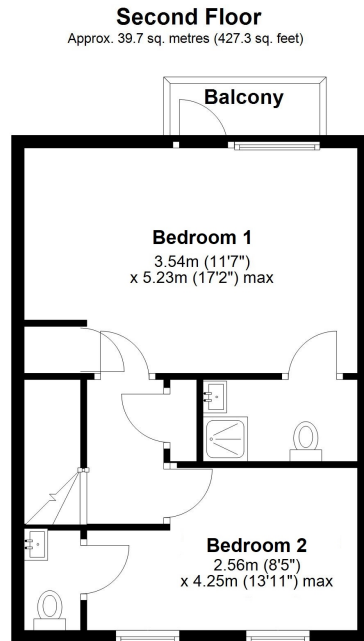
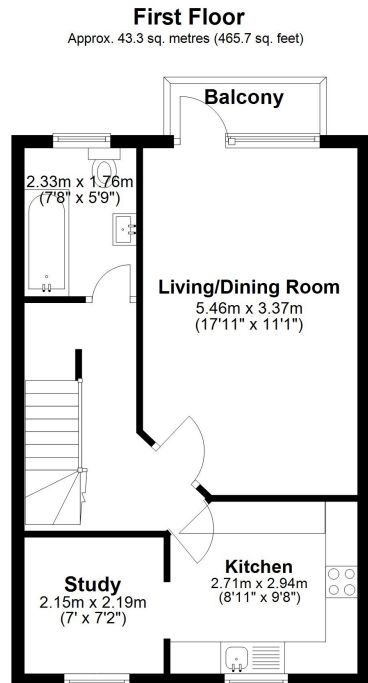
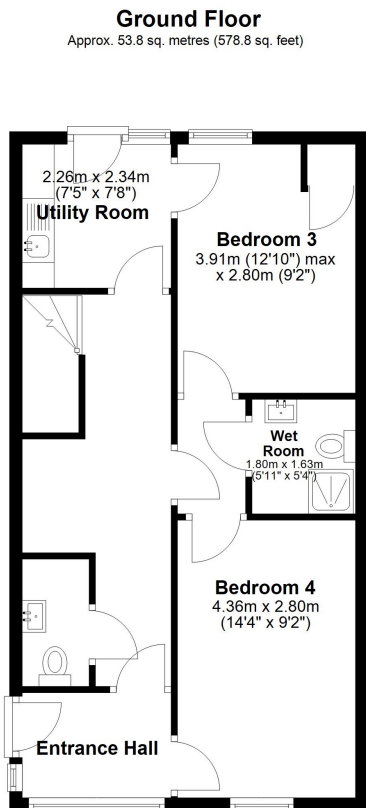












**Need to book a viewing?**

If you would like to book a viewing please contact our office on **01303 863393** or email **sales@laingbennett.co.uk**

Total area: approx. 136.7 sq. metres (1471.8 sq. feet)

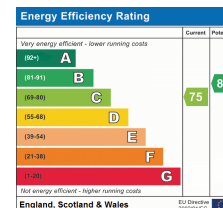
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