

6 Laurel Avenue, St Mary's Bay, Romney Marsh, Kent, TN29 0SJ

Guide Price £290,000

EPC RATING: C

Superb  
Home

If you want to live in a most popular area where the coast meets the country then don't miss out on this superb opportunity to purchase a three bedroom end of terrace home with an enclosed garden and garage en bloc. Accommodation comprises: Ground floor - Entrance porch, hall, sitting room, dining room, wet room, kitchen. First floor - Landing, three bedrooms, bathroom. Outside - Front/side and rear garden, garage en-bloc to the rear. EPC Rating: C



### **Situation**

The sought after village of St Mary's Bay benefits from glorious beaches and rural walks. The nearby town of Hythe offers a thriving High Street and there are more amenities at nearby New Romney including primary/secondary school and supermarket.

The property is well located in a quiet residential area on 'Jefferstone Lane' in the village of St Mary's Bay within walking distance of the beach. The village benefits from a wide variety of amenities including a public House, convenience store, post office, village hall, Anglican church and recreation ground for sporting events.

### **Ground Floor**

#### **Entrance porch**

#### **Hall**

stairs leading to first floor

#### **Wet room**

#### **Lounge**

12' 0" x 11' 9" (3.66m x 3.58m)

#### **Dining room**

11' 11" x 8' 11" (3.63m x 2.72m)

#### **Kitchen**

7' 11" x 11' 11" (2.41m x 3.63m)

## First floor

## Landing

## Bedroom one

11' 9" x 10' 11" (3.58m x 3.33m)

## Bedroom two

10' 11" x 9' 7" (3.33m x 2.92m)

## Bedroom three

8' 8" x 6' 0" (2.64m x 1.83m)

## Bathroom/WC

## Outside

Garden to the front, side and rear

## Garage

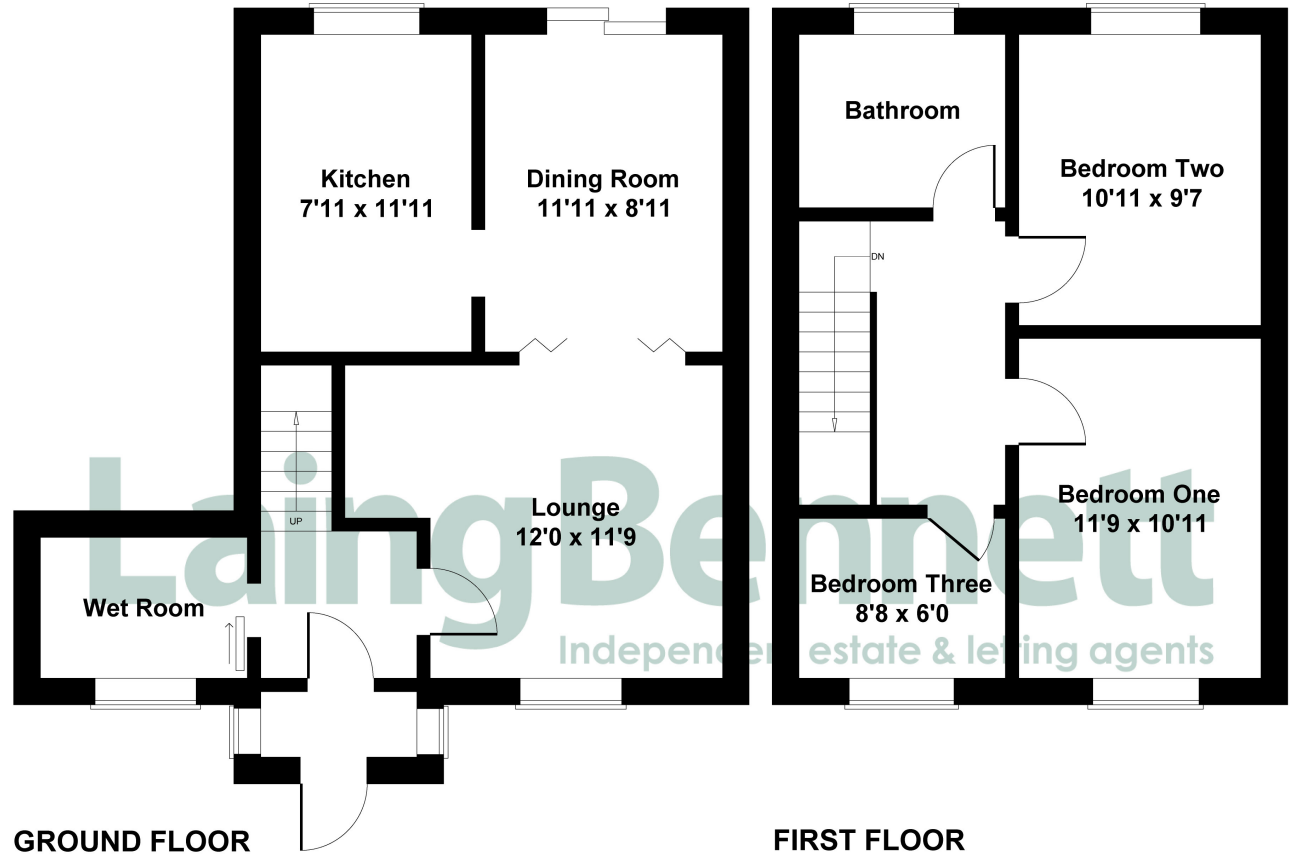
Located to the rear and accessed via drive of which there is right of way.

## Heating

Gas

## Council Tax Band

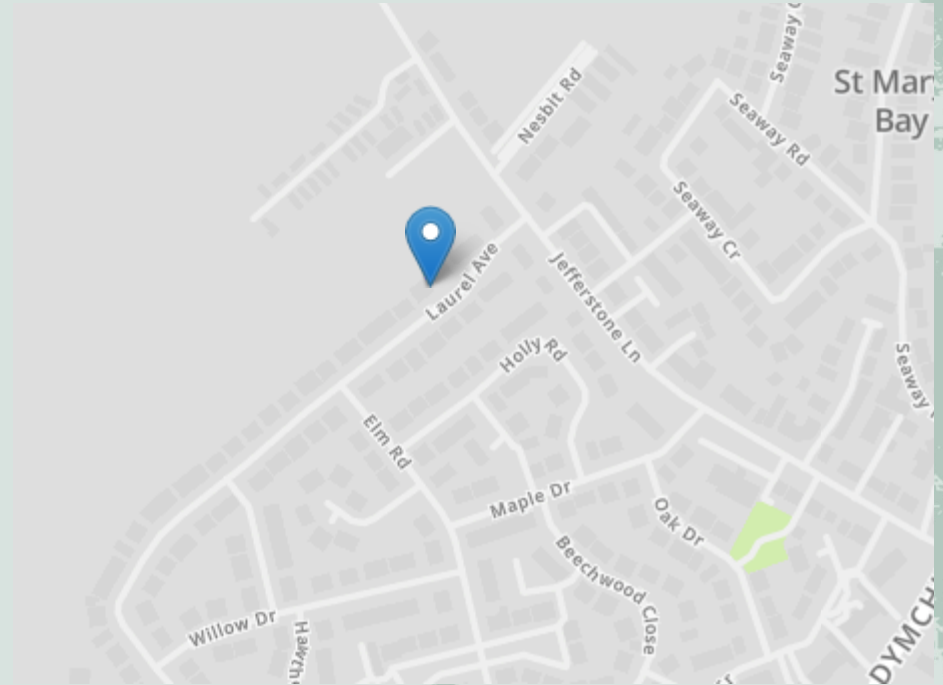
Folkestone & Hythe - Band C



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



## Need to Book a Viewing?

If you would like to view this property please contact our Lyminge branch on 01303 863393 or [lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

### Directions

For directions to this property please contact us

## Lyminge

01303 863393

[lyminge@laingbennett.co.uk](mailto:lyminge@laingbennett.co.uk)

The Estate Office | 8 Station Road | Lyminge | Folkestone | CT18 8HP

[www.laingbennett.co.uk](http://www.laingbennett.co.uk)



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