

Welcome to coastal living just a 'stones throw' to this beautifully presented and inviting home which is perfect for those who appreciate both indoor and outdoor living. The living room is open plan to the dining room making this a fantastic area for entertaining or simply relaxing. There are French doors opening out to the garden, which is well stocked with a variety of plants, shrubs and a large decked terrace where you can sit back and enjoy having the unique natural feature of having the Romney Marsh Dyke to the far end of the garden. The property further benefits from a well-equipped kitchen, useful utility room and cloakroom. To the first floor there are three spacious bedrooms and a good size family bathroom with separate shower. The paved driveway to the front offers plenty of off road parking and access to an integral garage. EPC RATING = C

Guide Price £525,000

Tenure Freehold

Property Type Detached House

Receptions 1

Bedrooms 3

Bathrooms 1

Parking Driveway & garage

Heating Gas

EPC Rating C

Council Tax Band E

Folkestone And Hythe District Council



Situation

The property is situated on 'Hythe Road' in this sought after seaside village with an award-winning beach and miles of countryside. 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. There is a bus route that runs to Dover, Hythe and Folkestone to the north and New Romney and Lydd-on-Sea to the south.

Ground floor

Entrance hall

Cloakroom/WC

Spacious living/dining room

24' 4" x 17' 3" (7.42m x 5.26m)

Kitchen/breakfast room

18' 1" x 9' 2" (5.51m x 2.79m)

Utility room

First floor

Landing

Bedroom one

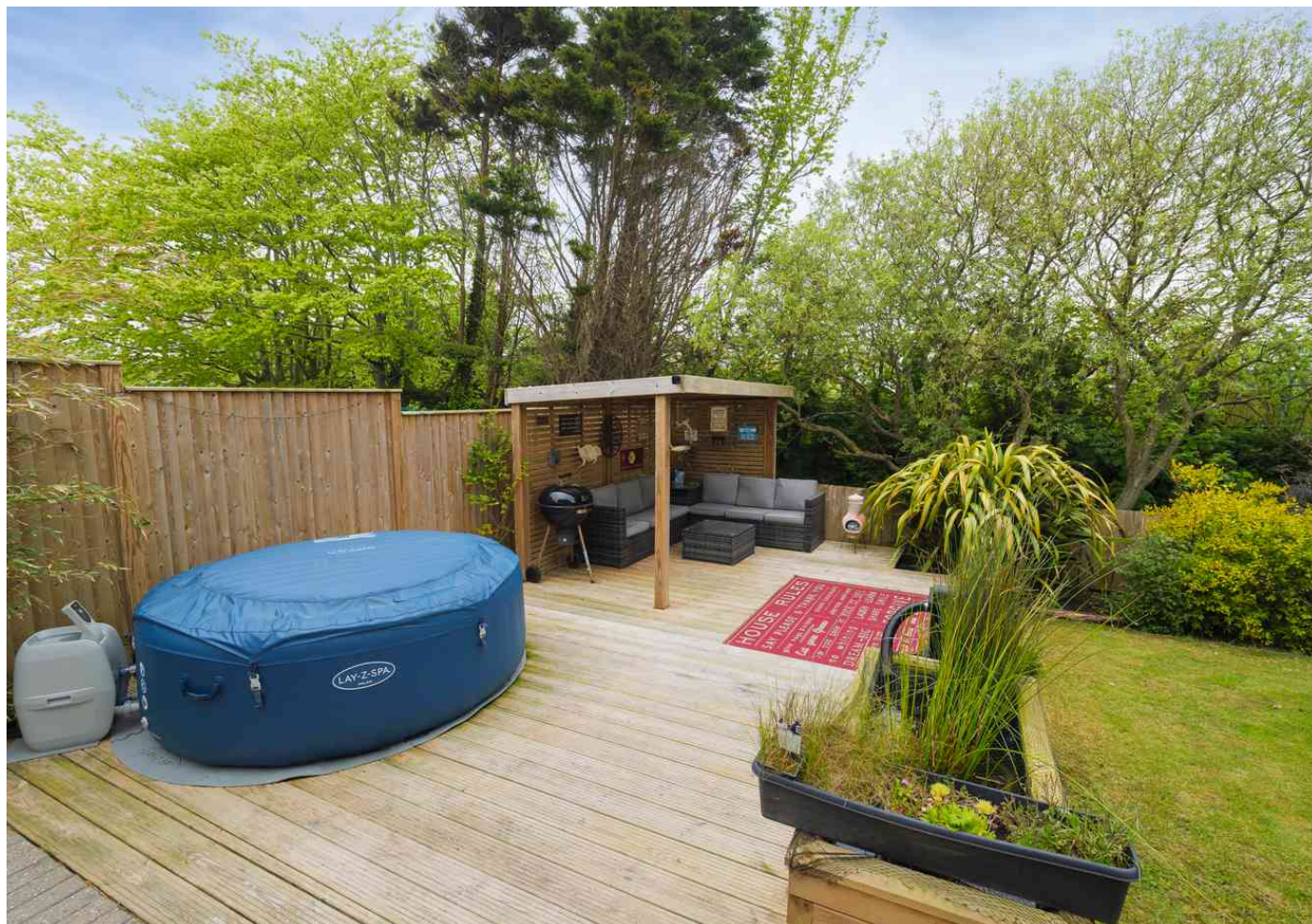
14' 0" x 11' 1" (4.27m x 3.38m)

Bedroom two

13' 11" x 10' 6" (4.24m x 3.20m)

Bedroom three

15' 5" x 9' 11" (4.70m x 3.02m)



Family bathroom/WC

Outside

Garage and driveway

Garage 16' 2" x 10' 6" (4.93m x 3.20m)
approached over driveway providing off road parking

Gardens

The front garden is mainly laid to paved driveway and there is a particularly attractive rear garden





Living family
HAS A
STORY
welcome to ours



Approximate Gross Internal Area (Including Low Ceiling) = 121 sq m / 1302 sq ft
 Garage = 16 sq m / 169 sq ft

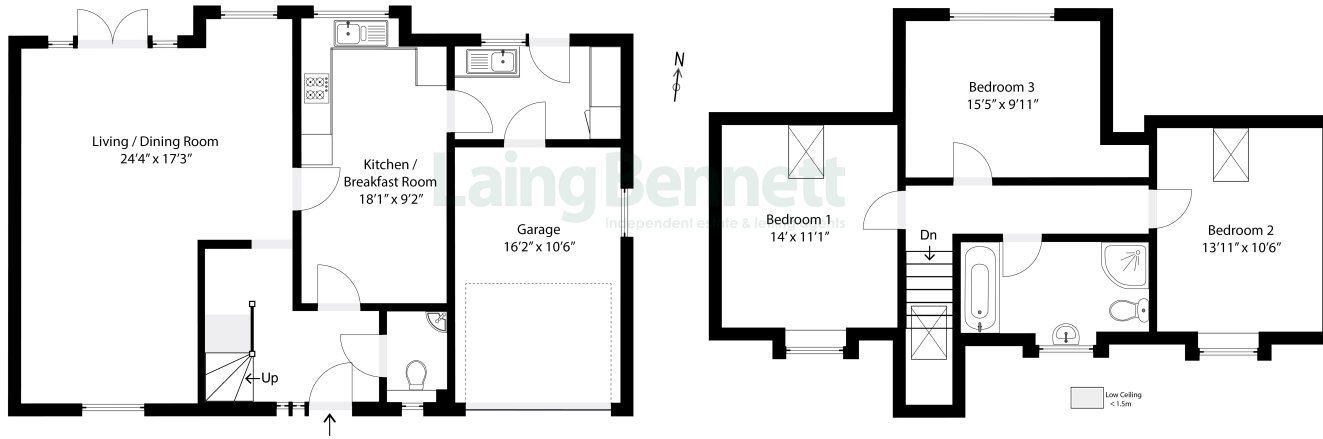
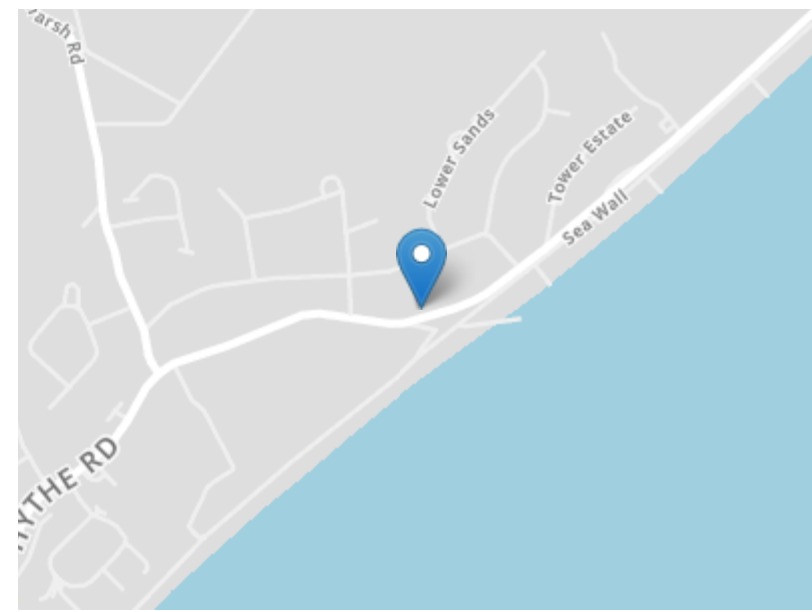


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	88

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