







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 sunrise and panoramic views over the English Channel while listening to the sound of the waves lapping on the shore then look no further. This is a fantastic opportunity to purchase a fabulous seaside residence in the heart of the popular village of Dymchurch. 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. The accommodation comprises: ground floor - spacious entrance porch, hallway, cloakroom/WC, utility room, rear porch, bedroom two with sunroom area and en suite shower room. First floor - Landing, open plan living/dining and kitchen with enclosed balcony, bedroom one and shower room. Second floor – sitting room or this could be a main bedroom with balcony enjoying wonderful sea views. Bathroom. Outside: parking space to the front, guest parking, small courtyard to rear and access to the beach via communal steps with gated entrance. Solar panels. EPC RATING = B

**Guide Price £425,000**

**Tenure** Freehold

**Property Type** End of Terrace House

**Receptions** 1

**Bedrooms** 3

**Bathrooms** 2

**Parking** Parking space

**Heating** Gas

**EPC Rating** B

**Council Tax** Band D

Folkestone & Hythe



**The accommodation comprises**

**Ground Floor**

Entrance porch

Entrance hall

Rear porch

WC

**Bedroom one/reception room**

19' 9" x 15' 8" (6.02m x 4.78m)

**Sunroom**

9' 3" x 3' 7" (2.82m x 1.09m)

**First floor**

Landing

**Open plan living/dining room and kitchen**

**Living/dining area**

20' 0" x 10' 2" (6.10m x 3.10m)

**Kitchen area**

9' 4" x 7' 9" (2.84m x 2.36m)

**Window enclosed balcony**

9' 3" x 3' 7" (2.82m x 1.09m)

**Bedroom two**

11' 9" x 9' 0" (3.58m x 2.74m)

**Shower room**

**Second floor**

Landing/study space

**Sitting room/bedroom three**

18' 9" x 17' 6" (5.71m x 5.33m)



## Balcony with amazing sea views

9' 3" x 3' 7" (2.82m x 1.09m)

## Bathroom

## Outside

Parking space

Guest parking

Small rear courtyard

Communal steps with gate leading to private beach access

Solar panels

## 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.







Approximate Gross Internal Area (Including Low Ceiling, Excluding Balcony) = 152 sq m / 1632 sq ft

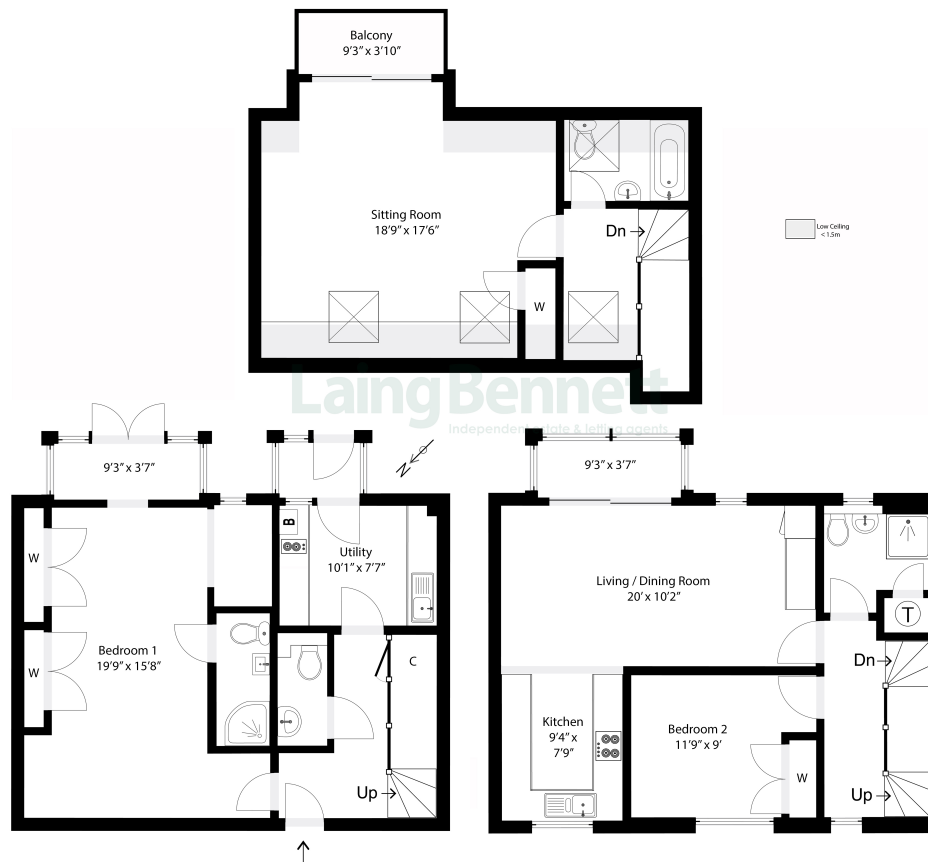
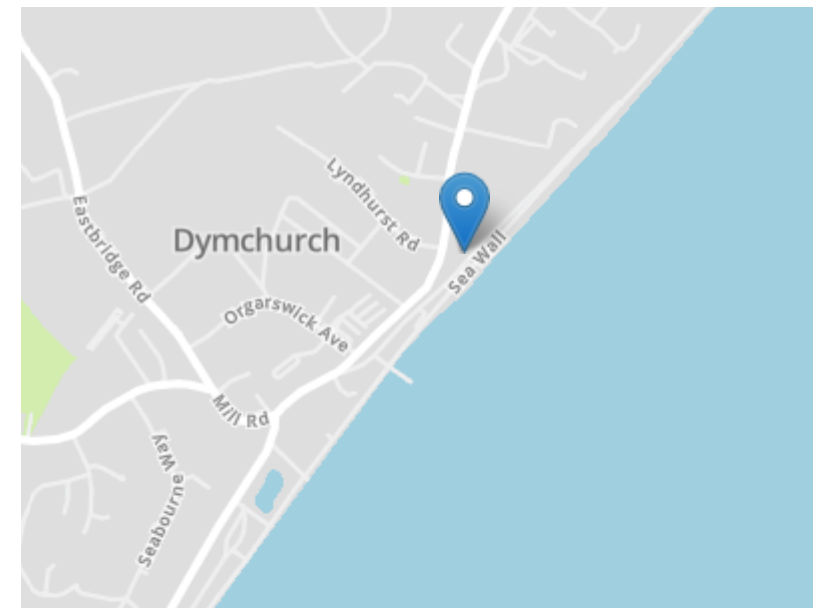


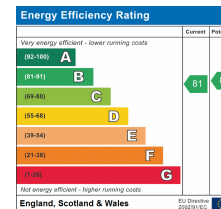
Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



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