



35 Tartane Lane, Dymchurch, Romney Marsh, Kent. TN29 0LJ

Guide Price **£425,000**



- Coming to the market for the first time since being bought off plan in 1971
- Two Bedroom Link Detached
- Directly backs onto sea wall
- Great scope for extension
- Gate leading to path to beach

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



Coming to the market for the first time since being bought off plan in 1971 & also being subject to recent improvements including newly fitted kitchen with integrated Neff appliances & gas fired boiler installed in 2019, this two bedroom link-detached house offers great potential for extension to sides & rear with access via a path from the rear garden to the beach. The property comprises an open plan living room/kitchen/diner with cloakroom to the ground floor with two double bedrooms and a bathroom to the first floor. The property has the added benefit of new flat roof and guttering to both dormers as well as a driveway and garage. With the added benefit of no onward chain an early viewing is highly recommended.

Situated in an enviable position just behind the sea wall with the sea wall being accessed via a gate to the rear of the garden. This providing a pleasant walk to the village of Dymchurch with its small selection of local shops, together with a Tesco mini store, doctors and village hall. Primary schooling is also located in the village with secondary schooling being available in New Romney, Saltwood with both boys and girls grammar schools in Folkestone. The pretty Cinque Port town of Hythe is approximately ten minutes by car and offers a good selection of independent shops together with a Waitrose, Aldi and Sainsburys store. The M20 motorway, Channel tunnel terminal and Port of Dover are all also easily accessed by car. High-speed rail services are available from Ashford international and Folkestone West, having travelling times of just over 30 minutes and just over 50 Minutes respectively. The area also has a good selection of golf courses located in Littlestone, Hythe and Etchinghill. The Cathedral City of Canterbury is approximately forty minutes by car and offers many cultural facilities, including the Cathedral and ever-popular Marlowe Theatre attracting its regular acts and shows.

GROUND FLOOR

OPEN PLAN KITCHEN/DINER/LIVING ROOM

with wood effect LVT flooring throughout, comprising of

LIVING AREA

with uPVC double glazed windows overlooking front, radiator, under stairs storage cupboard

DINING AREA

with uPVC double glazed french doors leading to rear garden

KITCHEN AREA

with a selection of modern high & low kitchen cabinets, integrated Neff washer dryer, integrated Neff dishwasher, solid wood worktops, integrated Neff fridge freezer, integrated Neff fan assisted oven, four ring induction hob with extractor fan over, glass splashback, stainless steel sink with mixer tap over, uPVC double glazed window overlooking rear garden

CLOAKROOM

with wood effect LVT flooring, WC with concealed cistern, corner hand basin

FIRST FLOOR

LANDING

with loft hatch, uPVC double glazed window to side, airing cupboard housing hot water cylinder with shelving over

BEDROOM 1

with uPVC double glazed windows overlooking rear garden, radiator, cupboard with hanging rail and shelving over

BEDROOM 2

with uPVC double glazed windows overlooking front garden, radiator, cupboard with hanging rail and shelving over

BATHROOM

with vinyl flooring, WC, hand basin with mixer taps over, uPVC double glazed frosted window, panelled white bath with mixer taps over

OUTSIDE

The property enjoys a good sized rear garden with patio seating area with door accessing the garage with the rest of the garden being mainly laid to lawn with a selection of mature planting & trees, a gate to the rear accesses a path which leads up to the sea wall & beach. The property has great scope to extend to the side where there is currently an area laid to lawn, over the garage & also to the rear. To the front there is a driveway with parking for three cars leading up to the garage with the rest of the front garden being laid to lawn.

GARAGE

with up & over door, power & lighting, wall mounted gas fired conventional boiler, door accessing out onto rear garden

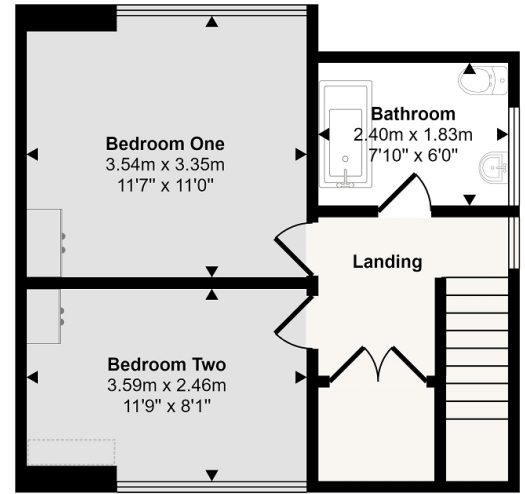
Tenure - Freehold

Council tax - Band D

Local Authority - Folkestone & Hythe District Council



Approx Gross Internal Area
97 sq m / 1046 sq ft



Ground Floor
Approx 62 sq m / 669 sq ft

First Floor
Approx 35 sq m / 377 sq ft

☐ Denotes head height below 1.5m

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	
(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	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.



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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.