



49 High Street, Hythe, Kent CT21 5AD



**12 KINGSWAY
DYMCHURCH**

£495,000 Freehold

Occupying a generous plot of approx. 1/3 of an acre with a frontage of approx. 70ft to this exclusive road, moments from the beach, this substantial detached chalet bungalow offers versatile 3/4 bedroom accommodation, 2 bathrooms, sitting room, kitchen & cloakroom. Delightful gardens, garage & parking. EPC D.



**12 Kingsway
Dymchurch
TN29 OLY**

**Entrance Hall, Fitted Kitchen, Cloakroom,
Sitting Room, Dining Room/Bedroom 4,
Three Further Bedrooms, Family Bathroom, Shower Room
Delightful Gardens, Garage and Workshop, Off Road Parking**

DESCRIPTION

This attractive detached chalet bungalow is of particularly comfortable proportions and is situated in a peaceful and much sought after residential location. The property stands on a very generous plot of approximately one third of an acre of delightfully secluded gardens.

The property comprises an entrance hall, a generous sitting room with sliding doors overlooking the pretty gardens and giving access to the covered veranda, fitted kitchen, dining room/bedroom 4 and cloakroom. There are a further two double bedrooms on the ground floor and a family bathroom. The first floor comprises one large bedroom and a shower room.

The gardens are a particularly attractive feature of the property. They offer a good level of privacy and provide a delightful environment in which to relax and dine alfresco. The property also benefits from a garage and driveway with parking for several vehicles.

SITUATION

This very pleasant residential area is extremely popular and is situated only half-a-mile from the seaside village of Dymchurch and within only a short walk of the long, sandy beach. Dymchurch also enjoys 2 play schools, a primary school, doctors surgeries, post office, chemist, Tesco Extra and a small parade of shops with tea rooms, cafes etc. There is also a station for the RHD Light Railway. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 4.5 miles distant. The attractive and unspoilt seafront and the Royal Military Canal, with pleasant towpath walks and cycle path, are both within easy reach and there is a wide variety of sporting and leisure facilities in the area including the Hotel Imperial Leisure Centre and golf course, sailing, cricket and lawn tennis clubs. There is a monthly farmers market and various clubs and societies that welcome new members.

The M20 (Junction 11) and the Channel Tunnel Terminal at Cheriton and are both only about 6 and 7 miles respectively, providing relatively easy access to both the Continent and London. (NB. All distances are approximate.)



The accommodation comprises:

ENTRANCE HALL

Entered via a uPVC double glazed door, access to storage cupboard, staircase to 1st floor, dado rail, double glazed window to rear, double glazed door giving access to the covered Veranda and rear garden, coved ceiling, radiators.

KITCHEN

Well fitted with a range of base cupboards and drawers units incorporating recess and plumbing for slimline dishwasher and washing machine, freestanding dual fuel range style oven with gas hob and extractor hood above, wood effect work surface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, tiled splashback's, coordinating wall cupboards (one housing Glowworm gas boiler), space for freestanding fridge freezer, double glazed window to front, obscure double glazed window to side, recessed lighting, coved ceiling, extractor fan.

SITTING ROOM

Attractive brick fireplace with provision for open fire, double glazed sliding patio doors looking opening to and looking through to the garden beyond, double glazed window to side, coved ceiling, four wall light points, radiators.

CLOAKROOM

Low-level WC, obscure double glazed window, walls tiled to half height , extractor fan, recessed lighting, coved ceiling, radiator.

BEDROOM

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment and electric Triton shower over, glazed shower screen, pedestal wash basin, low-level WC, walls tiled to half height , obscure double glazed window, coved ceiling, recessed lighting, tiled walls, extractor fan, radiator.

DINING ROOM

Access to under stairs cupboard, double glazed window to side, coved ceiling, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed window to rear, coved ceiling, radiator.

FIRST FLOOR LANDING

Access to eaves storage, doors to:-

BEDROOM

Built-in wardrobe cupboard, access to airing cupboard housing factory lagged hot water cylinder and further door through to eaves storage, double glazed window to front and double glazed window to rear, radiators.

SHOWER ROOM

Twin size shower enclosure with thermostatically controlled shower, low-level WC, pedestal wash basin, access to eaves storage, part tiled walls, obscure double glazed window to side, radiator.

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OUTSIDE

REAR GARDEN

Approached from the entrance hall, there is an attractive covered veranda from where steps lead down to a paved terrace and the remainder of the garden. The garden is well enclosed by mature hedging and laid extensively to lawn with a variety of specimen trees and shrubs including oleander, fir, and camelia amongst others. Timber gates at either side of the property give access to the front garden. At the far end of the garden is a large timber framed workshop (40 x 8). Two further timber sheds.

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and a wrought iron gate gives

access to a central pathway flanked by lawns which leads to the front door. A driveway providing parking for numerous vehicles is accessed via a pair of wrought iron gates and provides access to the:-

GARAGE

Up and over door to front, power and light, personal door to rear.

EPC Rating D

COUNCIL TAX

Band D approx. £2100.55 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**




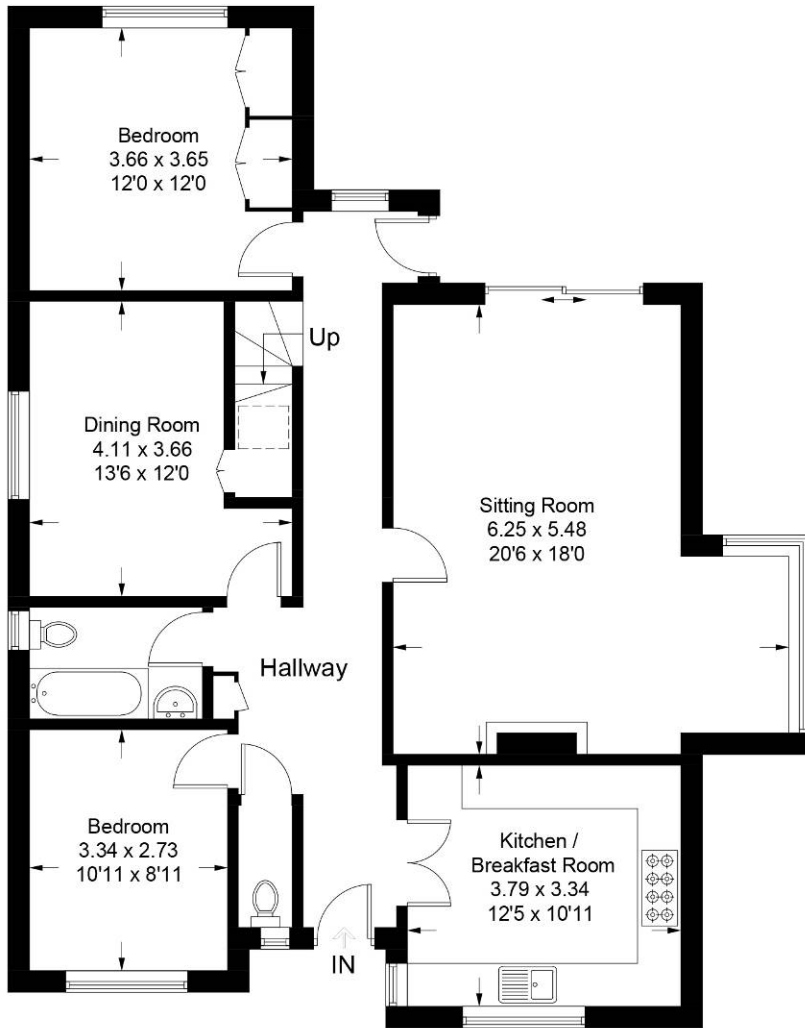


Kingsway, Dymchurch, TN29

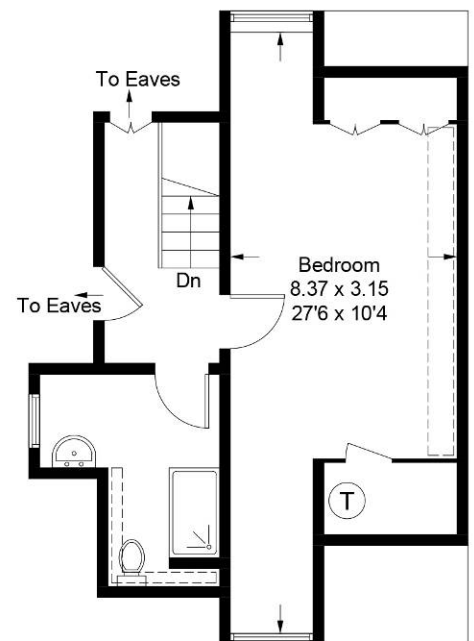
Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID929835)