



49 High Street, Hythe, Kent CT21 5AD



5 BEVERLEY GARDENS DYMCHURCH

£289,950 Freehold

An attractively presented 2 bed roomed, 2 reception room semi-detached bungalow in a popular residential location, only a short walk from the beach, main bus route and the open countryside of the Romney Marsh. Garage, Car Port, Parking, attractive garden to the rear. EPC D.



**5 Beverley Gardens
Dymchurch
TN29 0UJ**

**Entrance Hall, Sitting Room, Dining Room, Kitchen, Two
Bedrooms, Bathroom, Conservatory, Utility Room,
Attached Garage, Carport, Parking, Gardens to Front and Rear**

DESCRIPTION

This well situated semi detached bungalow enjoys a delightful setting in a sought after location and offers exceptionally well proportioned, surprisingly spacious accommodation.

The bungalow accommodation comprises a welcoming entrance hall leading to the dining hall leading to the conservatory and adjoining utility room, a spacious sitting room, kitchen, two bedrooms and a bathroom.

The delightfully secluded rear garden is predominantly laid to lawn for ease of maintenance, and incorporates attractive areas for alfresco entertaining. The property also benefits from off road parking, a carport and an adjoining garage.

SITUATION

Beverley Gardens is situated on the popular Beach Estate, just across the road from the sea wall and long, pebbly beach that runs into the sandy bay at Dymchurch, with the open countryside of the Romney Marsh behind. The village is approximately 2 miles distant and 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 VESTIBULE

Entered via a UPVC and obscured double glazed door, obscured glazed door to:-

DINING HALL

A generous space with coved ceiling, double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, radiator, doors to kitchen, inner hall and obscured glazed sliding door opening to:-



SITTING ROOM

Recessed coal effect living flame gas fire above a granite hearth, coved ceiling, double glazed picture window to front, radiator.

KITCHEN

Fitted with a range of base cupboards and drawer units incorporating space and plumbing for dishwasher, rolled top work surfaces inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, four burner gas hob, tiled splashback's, full height storage cupboard, range of coordinating wall cupboards, integrated eye level electric oven, double glazed window looking through the utility room to the garden beyond.

CONSERVATORY

Of UPVC construction above a brick built base with double glazed windows to two sides and double glazed casement doors opening to and overlooking the garden, the whole set beneath a pitched polycarbonate roof, timber effect flooring, panelled and glazed door with double glazed windows to either side opening to:-

UTILITY ROOM

Provision for washing machine and tumble dryer beneath a granite effect worktop, space for freestanding fridge, double glazed window and door opening to garden, pitched polycarbonate roof.

INNER HALL

Access to loft space with hatch fitted with loft ladder, built-in heated linen cupboard housing pressurised hot water cylinder, doors to:-

BEDROOM ONE

Built-in wardrobe cupboards concealed by sliding mirrored doors and further bank of wardrobe cupboards with mirrored doors, double glazed window to rear overlooking the garden, radiator.

BEDROOM TWO

Built-in wardrobe cupboard, double glazed window to front, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, separate thermostatically controlled shower, folding shower screen, pedestal wash basin with mixer tap, close coupled WC, obscured double glazed window to front, heated towel rail, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is laid mainly to lawn with a block paved driveway providing off-road parking for a number of vehicles and access to the covered carport and garage.

REAR GARDEN

Directly to the rear of the property is a paved patio area extending to the remainder of the garden which is laid extensively to lawn and is enclosed by timber panelled fencing. There are various borders planted with a variety of shrubs, herbaceous and other plants. Timber framed garden shed.

EPC Rating Band D.

COUNCIL TAX

Band C approx. £1867.16 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

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Approximate Gross Internal Area = 97.3 sq m / 1047 sq ft
(Including Garage)

