



**33 BROCKMAN CRESCENT  
DYMCHURCH**

**£450,000 Freehold  
NO ONWARD CHAIN**

Situated in a sought after location, this substantial detached bungalow has been extensively refurbished. It now offers impeccably presented three bedroom accommodation with a generous open plan kitchen/dining/living space, utility room, shower room, easily maintained garden, garage and parking. EPC C.



**33 Brockman Crescent  
Dymchurch  
TN29 0UA**

**Entrance Hall, Open Plan Kitchen/Dining/Living Space,  
Utility Room, Three Bedrooms, Shower Room  
Delightful Rear Garden, Garage, Parking**

**DESCRIPTION**

This substantial detached bungalow has been the subject of an extensive refurbishment in recent months. The owner has paid meticulous attention to every detail resulting in an impeccably presented property finished to a high standard in a smart contemporary style. The accommodation is of particularly comfortable proportions and is light and airy throughout. The welcoming entrance hall leads to the generous open plan kitchen/dining/living space with doors onto the garden and with a well fitted kitchen in a sleek modern style with integrated appliances. There are three bedrooms, a shower room and a utility room.

To the front of the property is a block paved driveway providing off-road parking and access to the garage. A gate to the side of the bungalow leads to the west facing rear garden which has been designed with ease of maintenance in mind and incorporates an expanse of lawn and wide paved terrace, the ideal position in which to relax and dine alfresco.

**SITUATION**

Brockman Crescent 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 HALL**

Entered via a timber effect composite door with opaque glazed panel to side, access to cupboard, access to loft space, recessed lighting, timber effect flooring, doors to bedrooms, bathroom and utility room, open through to:-

### **OPEN PLAN KITCHEN/DINING/LIVING SPACE**

Timber effect flooring throughout.

### **KITCHEN AREA**

Well fitted with a range of base cupboards and drawer units incorporating integrated dishwasher, square edged worksurface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, induction hob with stainless steel and illuminated extractor hood above, coordinating up stands, coordinating wall cupboards, integrated fridge and freezer, recessed lighting.

### **DINING/LIVING SPACE**

Double glazed doors with double glazed windows to either side giving access to and looking over the garden beyond, recessed lighting.

### **UTILITY ROOM**

Full wall of built in cupboards, worksurface inset with stainless steel sink and drainer unit with mixer tap and fitted cupboards below, recess and plumbing for washing machine and tumble dryer, heated ladder rack towel rail, tiled splashback, obscure double glazed door to side, double glazed window to side, recessed lighting, tiled floor.

### **BEDROOM 1**

Double glazed window to front, recessed lighting, radiator.

### **BEDROOM 2**

Double glazed window to front, recessed lighting, radiator.

### **BEDROOM 3**

Double glazed window to side, recessed lighting, radiator.

### **SHOWER ROOM**

Twin sized walk-in shower enclosure with thermostatically controlled shower, low level WC, wash basin with mixer tap and vanity cupboard below, localised tiling, obscure double glazed window to side, tiled floor, extractor fan, heated ladder rack towel rail.

### **OUTSIDE**

#### **REAR GARDEN**

Directly to the rear is a generous paved terrace leading to an area of lawn, well enclosed by close boarded timber panelled fencing. A pathway leads to a timber gate at the side of the property to the:-

#### **FRONT GARDEN**

The garden to the front of the property is topped in stone chippings for ease of maintenance and a block paved driveway provides off-road parking and access to the:-

#### **GARAGE**

Up and over door to front, wall mounted gas boiler, power and light, personal door to rear.

#### **EPC Rating C**

#### **COUNCIL TAX**

Band C approx. £2044.12 (2024/25)  
Folkestone & Hythe District Council.

#### **VIEWING**

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

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# Brockman Crescent, Dymchurch, TN29

Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft

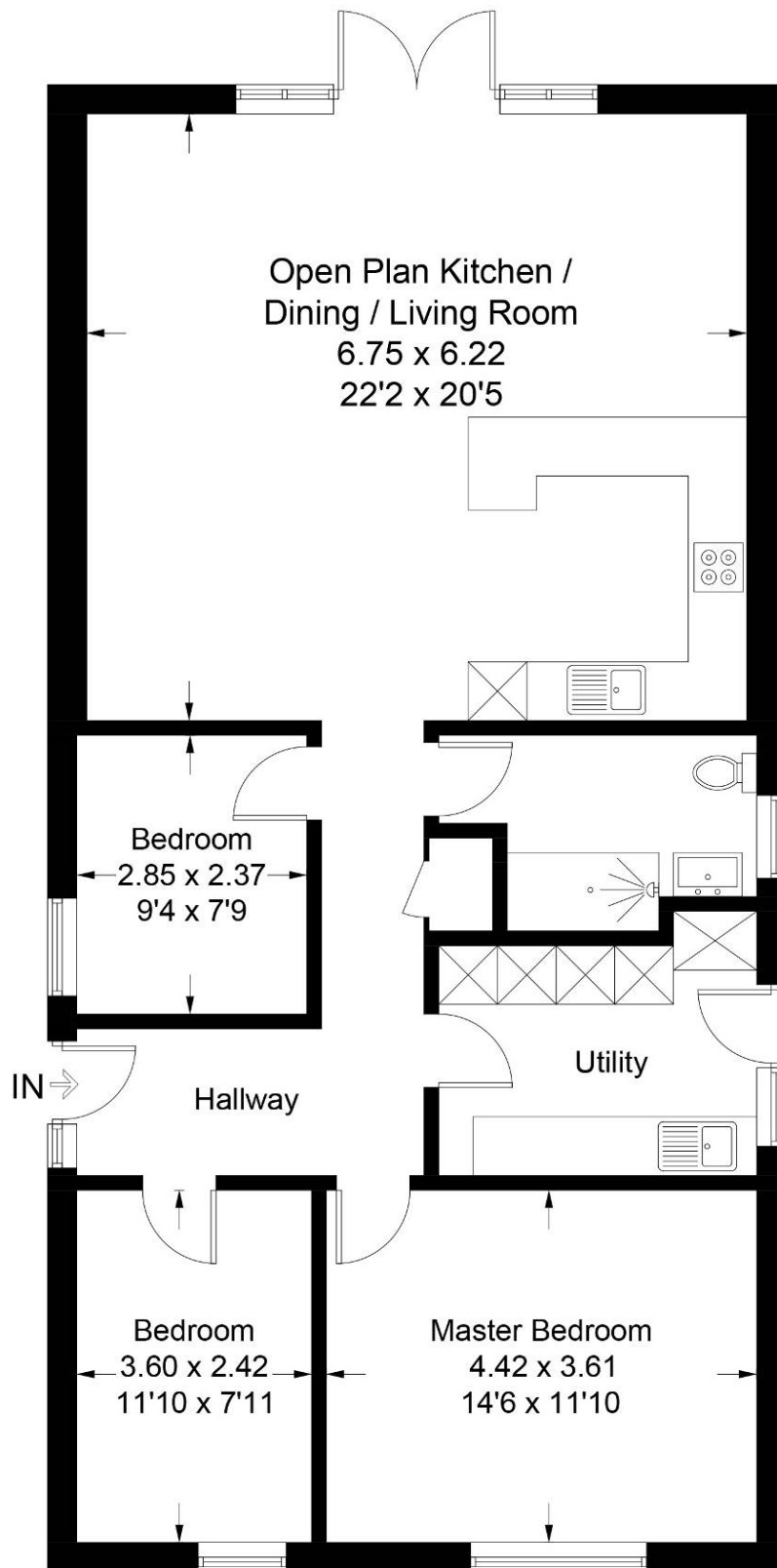


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