



49 High Street, Hythe, Kent CT21 5AD



**29 ELM ROAD,
ST MARY S BAY**

**£240,000 Freehold
No Onward Chain**

In a peaceful location, within a short walk of the beach, this comfortably proportioned 2 bedroom semi detached bungalow is being sold with the benefit of no onward chain. It does now require general updating but has the potential to provide a very comfortable home. Generous garden, garage en-bloc. EPC D.



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**29 Elm Road
St, Marys Bay, New Romney TN29 0ST**

**Entrance Vestibule, Entrance Hall, Sitting/Dining Room, Kitchen,
Sun Room, Two Bedrooms, Bathroom,
Gardens To Front & Rear, Garage En-Bloc**

DESCRIPTION

This comfortably proportioned semi detached bungalow enjoys a peaceful situation with the benefit of an appealing open aspect over an attractive open green space. The property is being sold with the benefit of no onward chain and would now benefit from general updating but presents an exciting opportunity for intending purchasers to acquire a property which they can tailor to suit their own tastes and requirements.

The well-proportioned accommodation comprises an entrance hall, sitting room, kitchen, two good size bedrooms, sun room and a bathroom.

Outside there is a pretty garden to the front of the property and side access can be gained to the rear garden. The rear garden is of a generous size and enjoys a sunny aspect.

SITUATION

Elm Road is a well regarded location accessed from Maple Drive which is entered from Jefferstone Lane which is situated just off the A259 connecting Romney Marsh with Hythe and Folkestone to the east and Rye and Hastings to the west (the A259 also benefits from regular bus services to both). The area benefits from a selection of small local shops in the vicinity and in nearby Dymchurch. The beach is literally moments away and some lovely country walks are also easily accessible.

The charming town of New Romney is around 2.5 miles distant offers a comprehensive range of amenities including a busy High Street with a diverse range of shops and restaurants and public houses, a Sainsbury supermarket, primary school and The Marsh Academy incorporating the Marsh Leisure Centre. Hythe (approximately 6.5 miles distant) and Ashford (approximately 18 miles distant) each offer a wider choice of amenities including Ashford Station for the high-speed link to London, St Pancras with journey times of approximately 40 minutes.

The accommodation comprises:

ENTRANCE PORCH

Entered via a double glazed door with double glazed panels to side, door to entrance hall, window to side, open to:-

SUN ROOM

Of uPVC construction, double glazed sliding door giving access to the garden, polycarbonate roof, wood effect flooring.

ENTRANCE HALL

Access to loft space, doors to kitchen and:

SITTING ROOM

Double glazed window to front, coved ceiling, radiator, door to inner hallway.



KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess housing washing machine and dishwasher, work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, gas hob with extractor hood above, splashbacks, coordinating wall cupboards, integrated New World double oven, cupboard housing Ideal gas fired boiler, space for freestanding fridge freezer, access to airing cupboard housing factory lagged hot water cylinder, double glazed window to front, coved ceiling.

INNER HALL

Coved ceiling, doors to:-

BEDROOM ONE

Fitted wardrobe cupboards concealed by sliding doors, double glazed window to rear, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, close coupled WC, pedestal wash basin, tiled walls, obscured double glazed window, radiator.

Rear GARDEN

The garden to the rear is mainly laid to lawn with paved patio areas, an ornamental pond, borders planted with various shrubs and a greenhouse.

FRONT GARDEN

The garden to the front is set behind a low wall with an area of lawn with borders planted with a variety of shrubs, herbaceous and other plants. A pathway leads to the front door.

GARAGE EN BLOC

Up and over door to front.

EPC Rating Band D

COUNCIL TAX

Band C approx. £1933.32 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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Elm Road, St Marys Bay, TN29

Approximate Gross Internal Area = 77.5 sq m / 834 sq ft

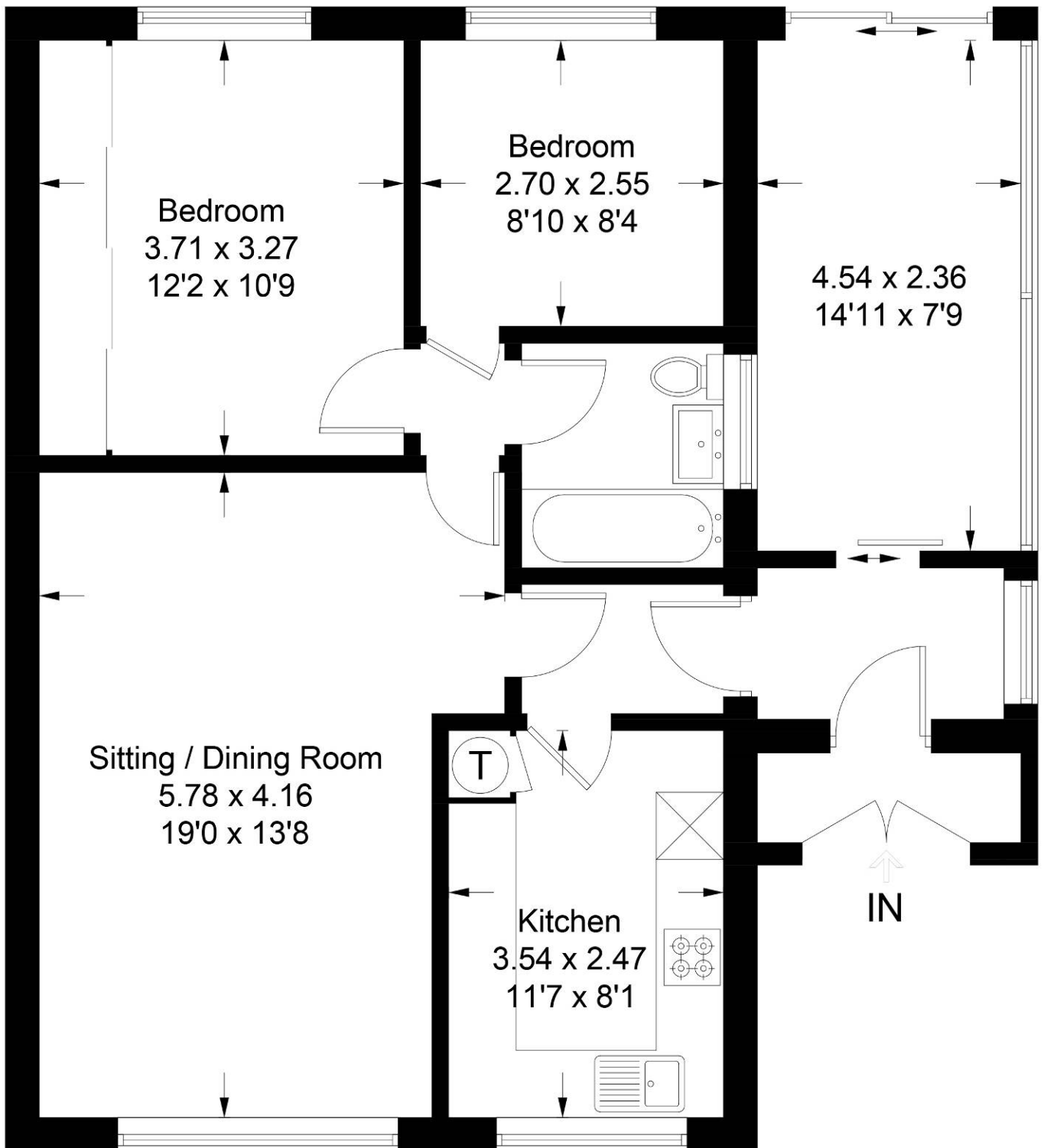


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