

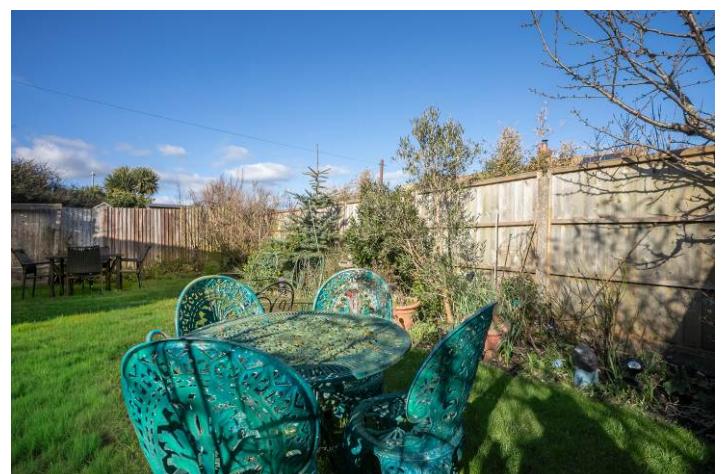
49 High Street, Hythe, Kent CT21 5AD



**2 LIVINGSTONE CLOSE
DYMCHURCH**

A well presented detached bungalow situated on a quiet cul-de-sac in a sought after location. This well presented detached bungalow comprises a sitting/dining room, fitted kitchen, three bedrooms and a bathroom. Secluded garden to the rear, garage and ample off road parking. EPC D.

**£375,000 Freehold
NO FORWARD CHAIN**



**2 Livingstone Close
Dymchurch
TN29 0TX**

**Entrance Hall, Sitting/Dining Room, Kitchen,
Three Bedrooms, Bathroom,
Gardens to Front & Rear, Off-Road Parking, Garage**

DESCRIPTION

This well-positioned detached bungalow enjoys a pleasant setting within a peaceful cul-de-sac in a highly sought-after area, offering comfortably proportioned accommodation.

The accommodation comprises an inviting entrance hall, a generous sitting/dining room, a well-appointed fitted kitchen, three bedrooms, and a bathroom.

To the front, a private driveway provides off-road parking and access to the garage. A side gate leads through to the rear garden, thoughtfully designed for low maintenance and featuring a generous lawn and paved terrace – an ideal space for relaxing or enjoying alfresco dining.

SITUATION

Livingstone Close 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 double glazed door with obscure double glazed window to side, access to storage cupboard, coved ceiling, door to kitchen, door to:

SITTING/DINING ROOM

Attractive brick fireplace surround inset with gas fire (with back boiler), double glazed window overlooking the front garden, coved ceiling, radiator, serving hatch through to kitchen, door to inner hall.

KITCHEN

Well fitted with a range of base cupboards and drawer units incorporating integrated electric oven, recess and plumbing for washing machine and dishwasher, work surface inset with electric hob, 1 ½ bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, coordinating wall cupboards, serving hatch through to sitting/dining room, access to airing cupboard housing the factory lagged hot water cylinder, double glazed door to side, double glazed window to side, door to entrance hall, tiled floor, door to:

INNER HALL

Doors to:

BEDROOM

Double glazed window overlooking the rear garden, coved ceiling, radiator.

BEDROOM

Double glazed window to rear overlooking the garden, coved ceiling, radiator.

BEDROOM

Double glazed door with glazed window to side opening to and overlooking the rear garden, access to loft space, coved ceiling, radiator.

BATHROOM

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

OUTSIDE

FRONT GARDEN

The property is approached via driveway providing off-road parking and access to the garage. The remainder of the garden is mainly laid to lawn with a central flower bed and borders planted with a variety of shrubs, herbaceous and other plants. Gates at either side of the give access to the:

REAR GARDEN

Directly to the rear is a paved terrace leading to an area of lawn, well enclosed by close boarded timber panelled fencing and with borders planted with a variety of shrubs, herbaceous and other plants.

GARAGE

Up and over door to front, obscured window to rear, power and light.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,140.61 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

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Livingstone Close, Dymchurch, TN29



Approximate Gross Internal Area = 68.3 sq m / 735 sq ft

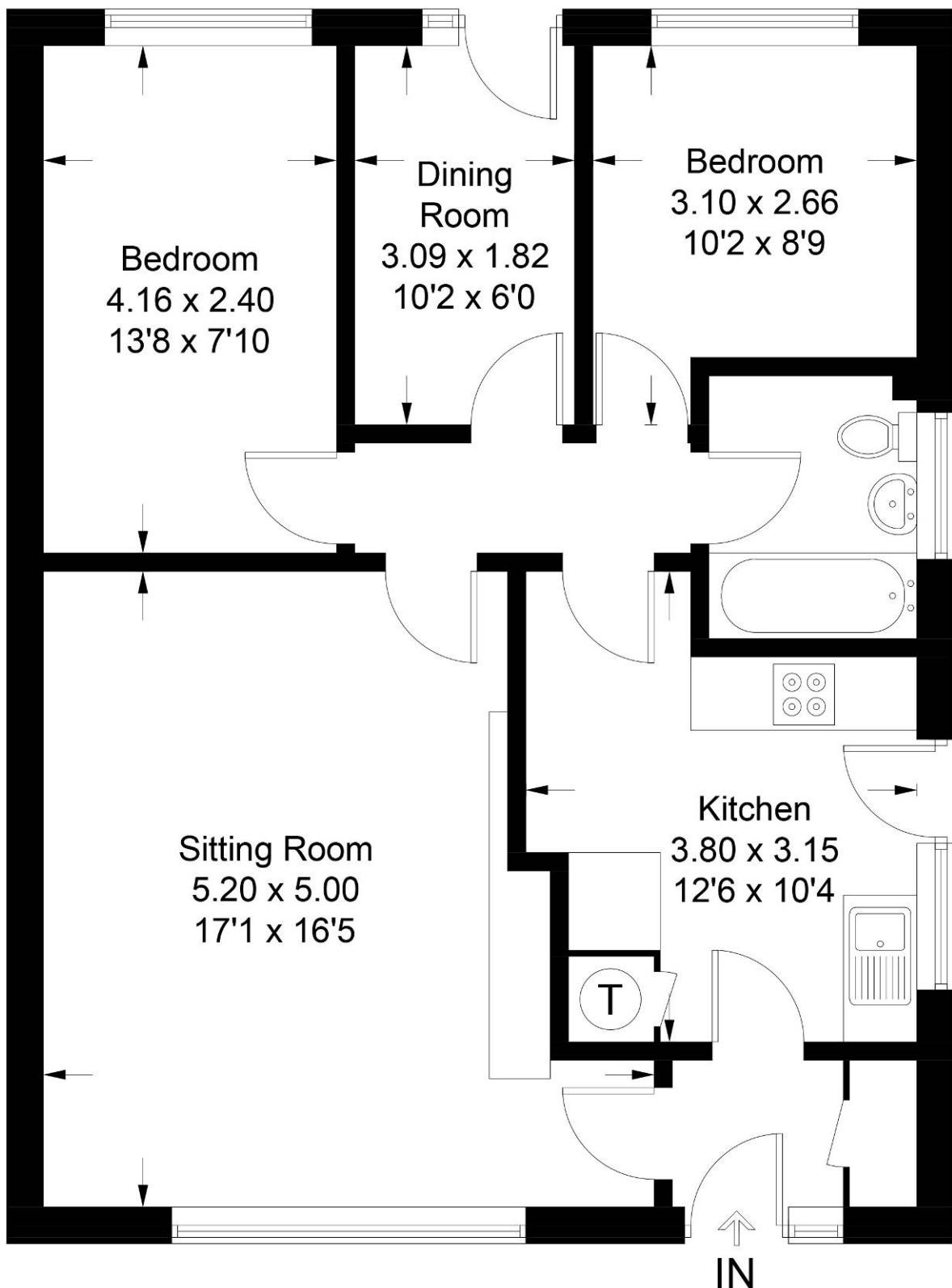


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