



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



**11 COBSDEN ROAD  
ST MARYS BAY**

**£325,000 Freehold**

**Situated on a popular and peaceful private road this detached bungalow offers light and airy accommodation comprising a generous sitting room, kitchen/dining room, two bedrooms and a shower room. Secluded rear garden and off road parking. EPC D.**



**11 Cobsden Road  
St Marys Bay, Romney Marsh  
TN29 0RG**

**Entrance Porch, Sitting Room, Kitchen/Dining Room,  
Two bedrooms, Shower Room,  
Off Road Parking, Secluded Rear Garden**

**DESCRIPTION**

This well situated detached bungalow offers comfortably proportioned accommodation comprising a sitting room, kitchen/dining room, two bedrooms and a shower room. The property is now requiring general updating and improvement and offers the potential to provide a particularly comfortable home.

There is off road parking at the front of the bungalow. A particularly attractive aspect of the property is the secluded rear garden.

**SITUATION**

Close to the beach with modern sea promenade and with the benefit of the local facilities of St Marys Bay which include a Post office/newsagent, a general store and public house. The Hythe and Dymchurch railway is also within walking distance of the property. The popular seaside village of Dymchurch, just a mile walk away, is on the western side of the area but accessible to the village centre which enjoys a variety of amenities including primary school, doctor s surgery, various local shops, village hall, cafes, public houses, a Tesco Express and of course, the children s funfair. There are many lovely country walks and rides in the surrounding picturesque Marsh countryside and along the sea wall which also stretches for miles. There is a bus stop nearby with regular services for the larger towns of Hythe and New Romney.

Nearby New Romney has a greater variety of shopping facilities including a Sainsburys. Hythe, with its 4 supermarkets (including Waitrose), range of independent shops and restaurants, doctors surgeries etc is approximately 6.4 miles distant. 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 in Hythe 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 PORCH**

Entered via a double glazed door with double glazed windows to either side, tiled floor, door to:-

### **SITTING ROOM**

Attractive painted timber fireplace surround, double glazed square bay window to front, picture rail radiator concealed by decorative cover, door to inner hall, wood effect flooring, door to:-

### **BEDROOM 1**

Built-in wardrobe cupboards and coordinating drawers, double glazed square bay window to front, picture rail, wood effect flooring, radiator.

### **INNER HALL**

Access to loft space, doors to:

### **KITCHEN**

Fitted with a range of base cupboards and drawer units incorporating integrated Hotpoint dishwasher, Hotpoint washing machine, AEG electric oven, worksurfaces inset with stainless steel sink and drainer unit with mixer tap, AEG electric hob, coordinating wall cupboards, tiled splashbacks, double glazed windows to rear and side, access to airing cupboard housing factory lagged hot water cylinder and gas boiler, picture rail, radiator, wood effect flooring, door to:

### **SIDE LOBBY**

Double glazed door to front and rear.

### **BEDROOM 2**

Access to built-in cupboard, double glazed doors giving access to the rear garden, picture rail, radiator, timber floorboards.

### **SHOWER ROOM**

Walk-in shower enclosure with electric shower, wash basin with vanity cupboard below and mixer tap, obscure double glazed window to rear, extractor fan, coved ceiling, radiator.

### **REAR GARDEN**

Directly to the rear of the property is a large paved terrace leading to a further area of lawn, well enclosed by close boarded timber fencing. Timber shed. Gate giving access to:-

### **FRONT GARDEN**

The garden to the front of the property is set behind a picket fence and predominantly topped in shingle for ease of maintenance with double gates giving access to the driveway.

### **EPC Rating D.**

### **COUNCIL TAX**

Band C approx £1844.32 (2021/22)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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# Cobsden Road, St Mary's Bay, TN29

Approximate Gross Internal Area = 68.7 sq m / 739 sq ft

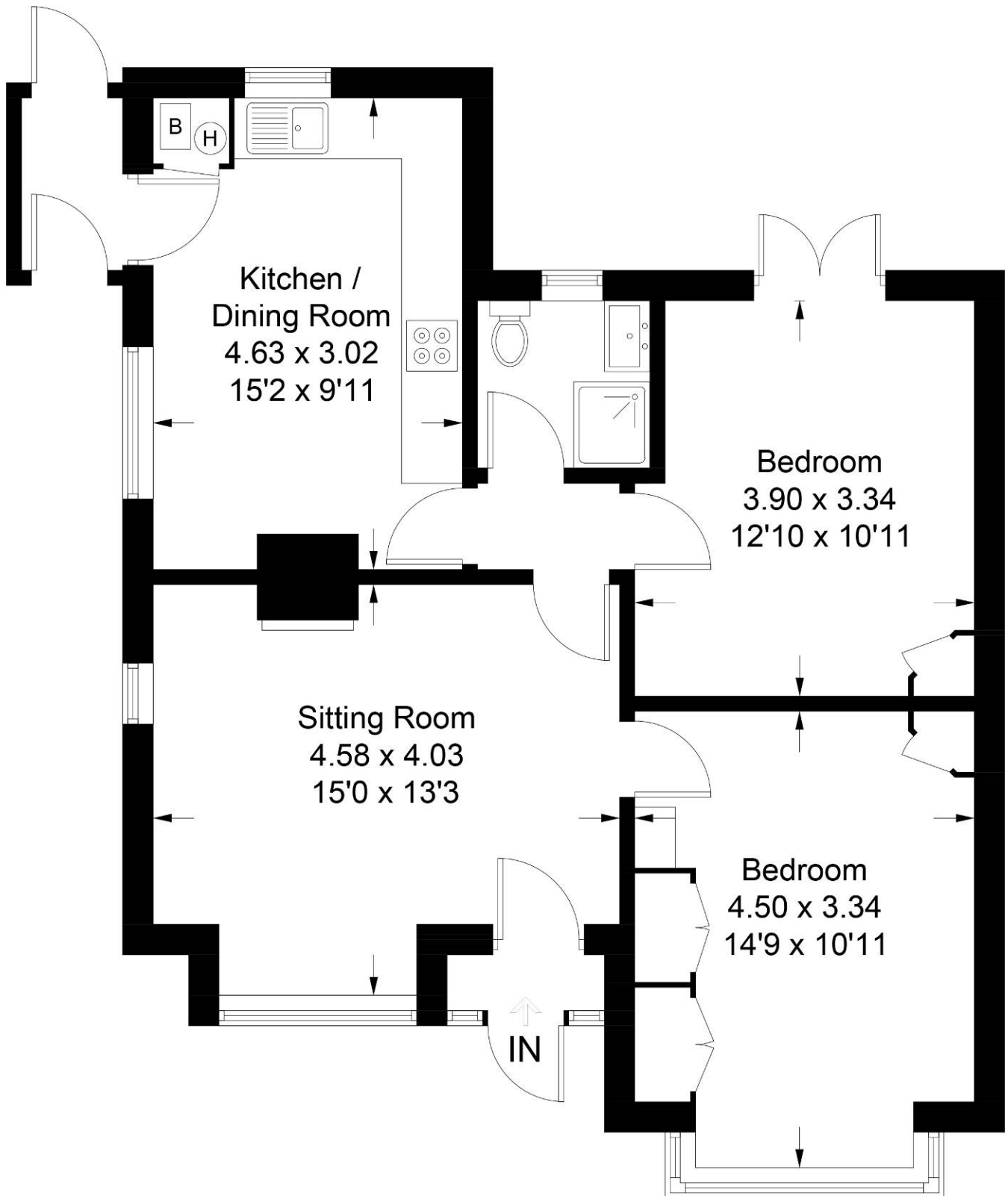


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