

Guide Price
£325,000

Freehold

3x  1x  1x 

**Dunstall Lane, St Marys
Bay, Romney Marsh,
Kent, TN29**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Fabulous family home with large rear garden with built-in hot tub
- Walking distance to the local beach
- Plenty of scope for improvements
- Modern bathroom and kitchen with separate utility
- Short drive to Dymchurch or New Romney where you will find many shops and amenities

Accommodation

GROUND FLOOR

Entrance Hall
 Lounge/Diner: 11'9 x 11'9 (3.58m x 3.58m) plus 14'3 x 8'2 (4.35m x 2.49m)
 Kitchen: 14'4 x 7'9 (4.37m x 2.36m)
 Utility: 8'0 x 5'5 (2.44m x 1.65m)
 Cloakroom

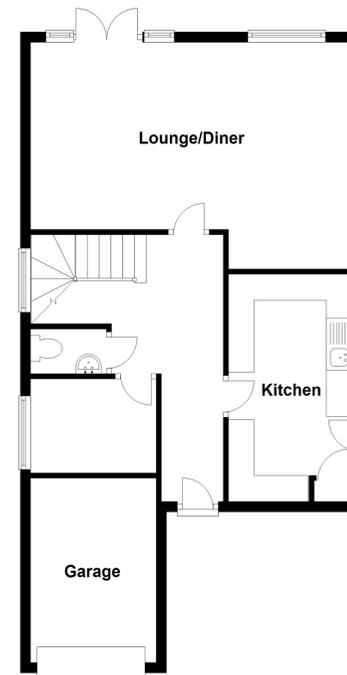
FIRST FLOOR

Landing
 Bedroom 1: 7'1 x 4'2 (2.16m x 1.27m) plus 8'5 x 10'5 (2.57m x 3.18m)
 Bedroom 2: 15'8 x 8'0 (4.78m x 2.44m)
 Bedroom 3: 12'2 x 11'9 (3.71m x 3.58m)
 Bathroom

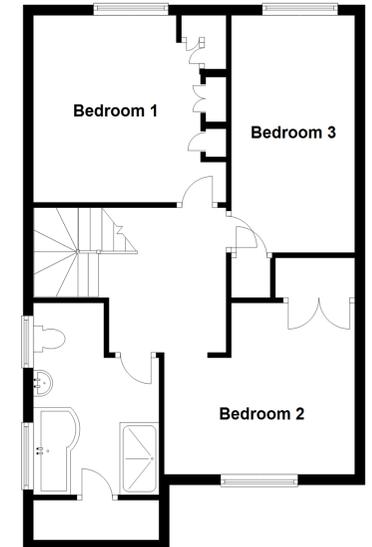
OUTSIDE

Off Road Parking
 Integral Garage
 Front & Rear Gardens

Ground Floor
 Approx. 62.9 sq. metres (677.3 sq. feet)



First Floor
 Approx. 58.4 sq. metres (628.9 sq. feet)



Call New Romney - 01797 363745 ■ wardsforkent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



13522533/20240321/SRH/CA