



**Guide Price**  
**£325,000**

**Freehold**

4x  2x  1x 

**High Knocke,  
Dymchurch, Kent, TN29**

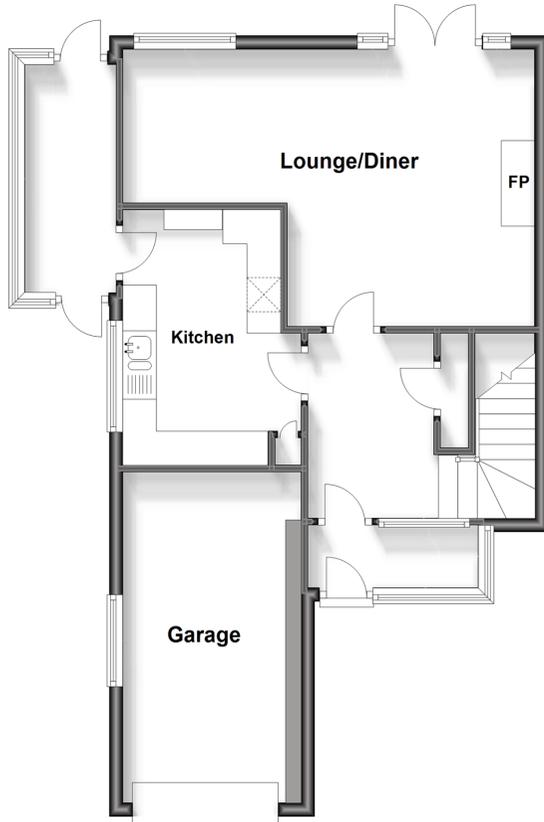
**OVER 60?**

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

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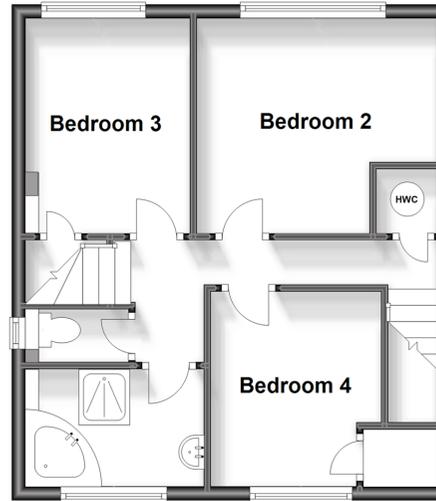
### Ground Floor

Approx. 60.7 sq. metres (653.2 sq. feet)



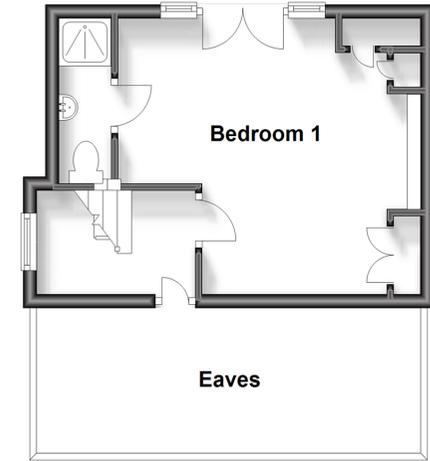
### First Floor

Approx. 42.1 sq. metres (452.9 sq. feet)



### Second Floor

Approx. 22.2 sq. metres (239.1 sq. feet)



## Accommodation

### GROUND FLOOR

Porch

Entrance Hall: 8'7 x 6'2 (2.62m x 1.88m)

Kitchen: 12'4 (3.76m) narrowing to 8'5 (2.57m) x 8'11 (2.72m)

Lounge/Diner: (L-shaped) 17'4 x 11'10 (5.29m x 3.61m) plus 8'10 x 7'5 (2.69m x 2.26m)

Utility Porch: 11'5 x 4'5 (3.48m x 1.35m)

### FIRST FLOOR

Landing

Bedroom 2: (L-shaped) 11'10 x 7'4 (3.61m x 2.24m) plus 8'8 x 3'2 (2.64m x 0.97m)

Bedroom 3: 10'5 x 8'7 (3.18m x 2.62m)

Bedroom 4: 8'9 (2.67m) narrowing to 7'6 (2.29m) x 8'8 (2.64m)

Bathroom

Separate Toilet

### SECOND FLOOR

Landing

Bedroom 1: 14'10 (4.52m) narrowing to 10'6 (3.20m) x 13'4 (4.07m)

En-Suite Shower Room

Eaves

### OUTSIDE

Off Road Parking

Garage

Rear Garden



## Main features

- Wake up to fantastic views of the English Channel
- Lovely home just off the seafront in a cul-de-sac location
- Garage and additional off road parking for several vehicles
- Sunny rear garden to relax in, backing onto the Royal Military canal
- Short walk to shops, cafes and amenities



### Nearest Schools

Primary Schools: Dymchurch Primary 0.9 miles, Palmarsh Primary 4.4 miles

Secondary Schools: Marsh Academy 3.4 miles, Brockhill Park Performing Arts College 6.8 miles



### Transport Information

Train Stations: Appledore 7.6 miles, Ham Street 12. miles



### Address

High Knocke, Dymchurch, Kent, TN29



### Directions

For directions to this property please contact us.



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Call New Romney Branch 01797 363745 ■ [wardsofkent.co.uk](http://wardsofkent.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.

EPC RATING

CURRENT: C(72) POTENTIAL: B(84)

13524109/20231208/CA/SRH