



**Price**  
**£280,000**

**Freehold**

2x  1x  1x 

**Briars Road, St Marys  
Bay, Kent, TN29**

*Wards*  
Helping you move forwards





## Main features

- Detached home with no onward chain and prices to sell
- Secluded tucked away location
- Stone's throw from the local sandy beach
- Garage and off road parking
- Short drive to Dymchurch with its many amenities



### Nearest Schools

Primary Schools: St Nicholas C of E (Controlled) Primary 2.0 miles, Dymchurch Primary 2.0 miles, Greatstone Primary 4.4 miles

Secondary Schools: Marsh Academy 2.1 miles, Brockhill Park Performing Arts College 7.9 miles



### Transport Information

Train Stations: Appledore 7.2 miles, Ham Street 11. miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'9 x 10'11 (4.19m x 3.33m)

Kitchen: 8'11 x 8'6 (2.72m x 2.59m)

Lena-To Conservatory: 8'11 x 6'4 (2.72m x 1.93m)

Bedroom 1: 12'4 x 9'11 (3.76m x 3.02m)

Bedroom 2: 12'4 x 9'11 (3.76m x 3.02m)

Shower Room

### OUTSIDE

Off Road Parking

Garage

Front & Rear Gardens

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

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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