

**RUSH
WITT &
WILSON**



2 South Street, Romney Marsh, TN29 9DQ
Guide Price £325,000

Price range £325,000 - £350,000

HOUSE WITH ANNEX / STUDIO

Rush Witt & Wilson are pleased to offer this charming detached property located walking distance to Lydd High Street. This delightful detached house offers a perfect blend of modern living and character. The property has been thoughtfully modernised throughout, ensuring a comfortable and stylish home while retaining its character features that add to its charm. On the ground floor accommodation comprises living room with brick fireplace and kitchen/diner with access onto the garden. Additionally, there is a self-contained one-bedroom annex, complete with a shower room and a reception room, perfect for guests, a home office, or even as income opportunity. The pleasant paved rear garden is a lovely outdoor space, perfect for enjoying the fresh air or entertaining friends and family during the warmer months. Its low-maintenance design allows for more leisure time to enjoy the surrounding area. Conveniently located within walking distance to Lydd High Street, residents will find a variety of local shops, cafes, and amenities just a short stroll away. This prime location offers the perfect balance of tranquillity and accessibility, making it an ideal choice for those looking to settle in a friendly community. Viewings are highly recommended, please call 01797224000 to arrange a viewing.



Locality

Situated in the heart of Lydd on the Romney Marsh. The town offers a range of daily amenities including general stores, post office, butchers, hair dressers and chemist as well as primary school, public houses and restaurants. Further shopping sporting and recreation facilities will be found in the neighbouring towns of Rye and New Romney. There is also an airport and Golf Club. Dungeness National Nature Reserve is near by as are the sand dunes at Camber and Greatstone.

Kitchen/Diner

18'3" x 7'8" (5.58 x 2.36)
Modern base level units and matching wall shelving, space and plumbing for dishwasher, space for fridge and cooker/Aga. There is a door leading onto the garden and an open internal door leading through to:

Living Room

18'2" x 9'9" (5.56 x 2.99)
Windows to front, door with access onto the street, open feature fireplace currently with an electric log burning within, stairs rising to:

First Floor

Bedroom One

18'8" x 9'10" (5.70 x 3.02)
Two windows to front, brick feature fireplace.

Bedroom Two

9'9" x 7'3" (2.98 x 2.22)
Window to rear.

Bathroom

8'9" x 4'2" (2.69 x 1.28)
Window, modern units housing hand wash basin with cupboards beneath, toilet, bath, heated towel rail, cupboard housing combination gas fired boiler.

Annexe

Living Room

10'2" x 8'7" (3.11 x 2.63)
Windows and door with views and access onto the patio, two built in cupboards, one of which housing electric boiler, stairs rising to the first floor, door leading through to:

Shower Room

8'0" x 7'3" (2.44 x 2.22)
Window, modern units housing hand wash basin with storage beneath, toilet, free standing shower, space and plumbing for washing machine.

First Floor

Bedroom

9'11" x 8'11" (3.04 x 2.74)
Double aspect room, over stairs storage cupboard.

Outside

Rear Garden

Paved over two levels, area for planting and hedging, door to timber storage shed, side gate leading to the front of the property, access to annexe.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C

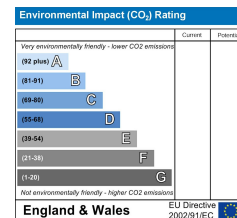
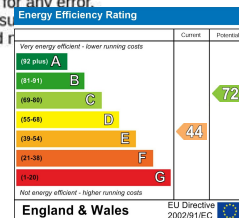


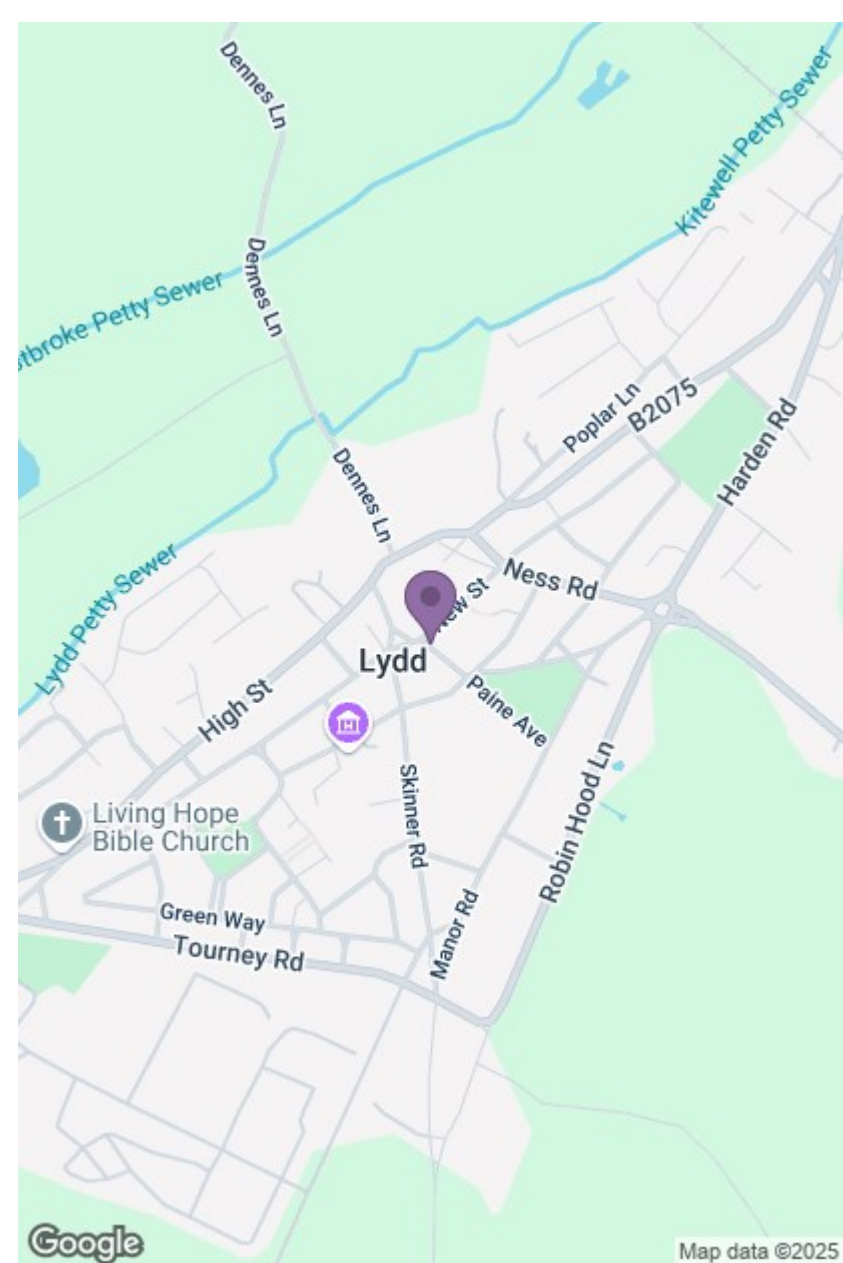


TOTAL FLOOR AREA : 841 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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