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# Links Crescent, St. Marys Bay, Romney Marsh

## Offers In Excess Of £250,000



Moments from the beach and local amenities, this detached home in Links Crescent boasts a large south-facing garden, garage and parking for four plus cars, alongside a main living space and separate sunroom/TV lounge

The welcoming entrance leads into a generous living area and dining space filled with natural light, creating a warm and inviting atmosphere. A well-appointed kitchen provides ample storage and workspace.

The home offers two comfortable bedrooms, each well-proportioned and versatile with the addition of built in wardrobes. The second reception room benefits from direct access to the garden which is perfect for summer gatherings or quiet mornings with coffee.

The bathroom has been updated and combines character with modern touches, including designer wallpaper and a vintage-sourced bespoke vanity unit. An adjoining utility area provides space for a washing machine and houses a new Ariston water heater with smart controls for improved energy efficiency.

Externally, the property benefits from an extensive private south facing rear garden, perfect for relaxing or outdoor dining, along with off-street parking to the front and a garage to the side.

St Mary's Bay sits between Dymchurch and New Romney, and benefits from a friendly village feel. Local convenience shops, a post office, pub, takeaway, social club, and nearby bus stops are less than a five-minute walk from Links Crescent, as well as the sandy beach.

New Romney is five minutes away by car, offering supermarkets, cafes, schools, GPs and more, while the likes of Dungeness, Rye, Camber, Ashford, Hythe and Folkestone are all less than half an hour's drive.

The M20, Channel Tunnel, and high-speed rail to London from Ashford and Folkestone make travel quick and convenient.

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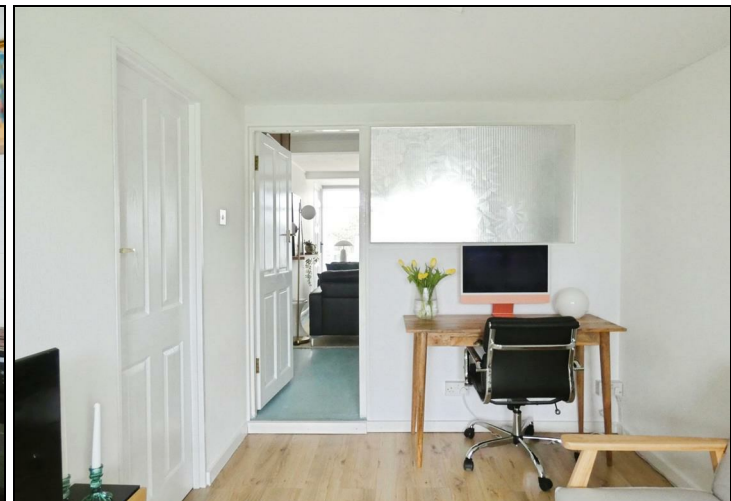


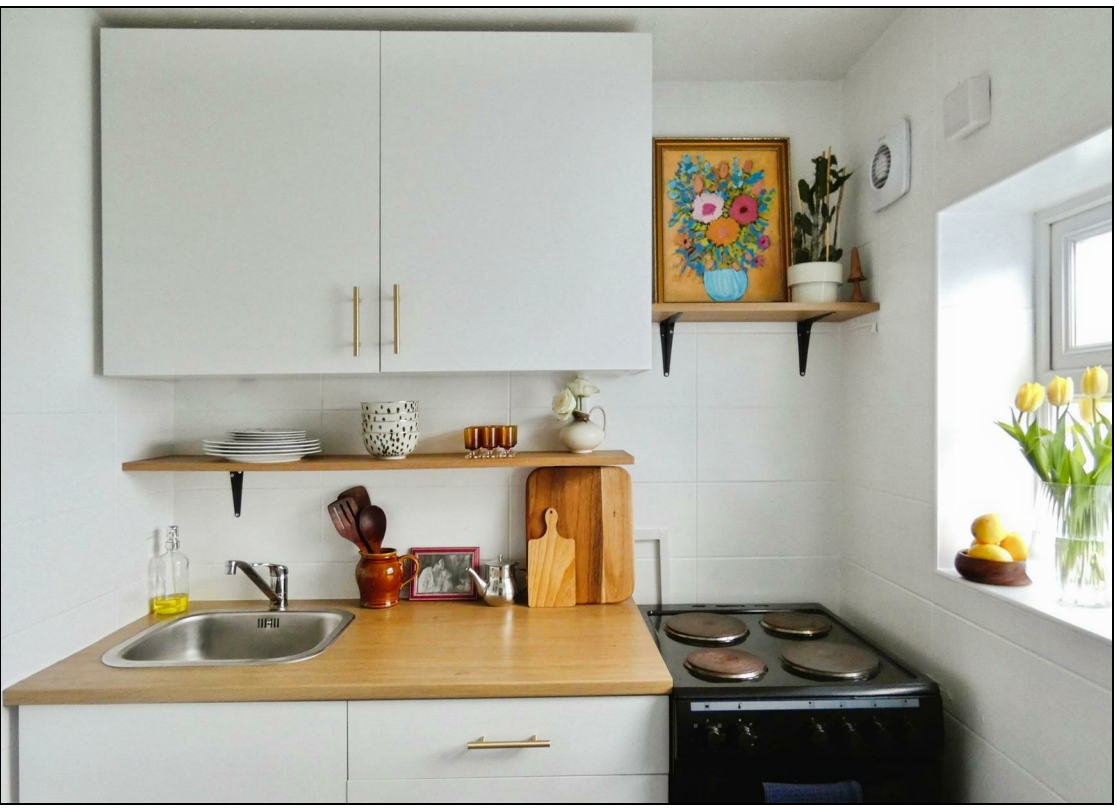
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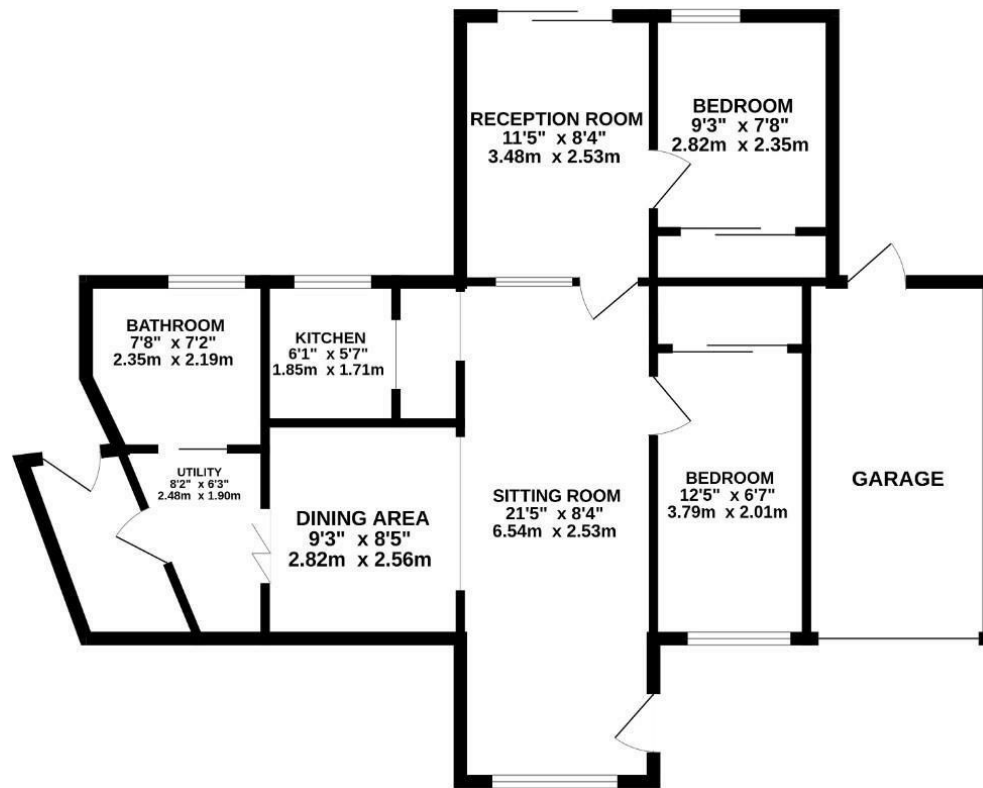
## KEY FEATURES

- SOUTH FACING LARGE GARDEN
- TWO DOUBLE BEDROOMS AND TWO RECEPTIONS
- GARAGE PLUS OFF STREET PARKING
- PRIVATE ESTATE
- BRIGHT AND AIRY INTERIORS THROUGHOUT
- SEPARATE UTILITY AREA WITH SMART-CONTROL WATER HEATER
- MOMENTS FROM THE SEA

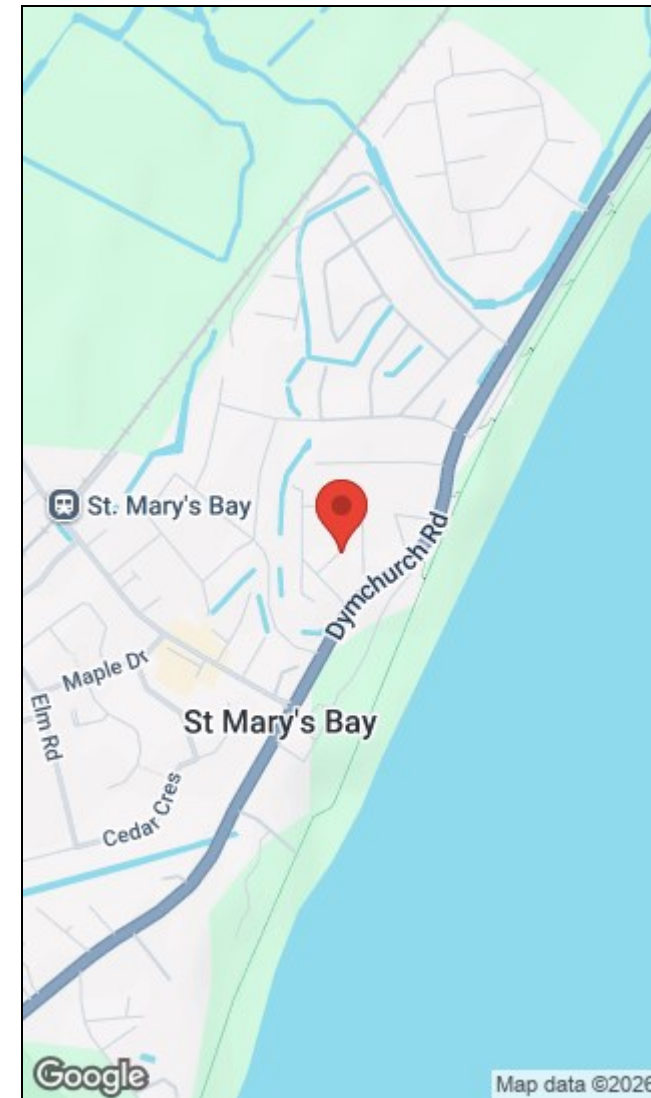




## GROUND FLOOR



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 sized as such by any 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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| Energy Efficiency Rating                                                                                                                                                                                                                |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                  |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                                                                 | Potential | Current                                                                                                                                                                                                                                                                         | Potential |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b><br>(81-91) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b><br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
|                                                                                                                                                                                                                                         | 82        |                                                                                                                                                                                                                                                                                 |           |
| 29                                                                                                                                                                                                                                      |           |                                                                                                                                                                                                                                                                                 |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                              |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                                                                      |           |

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