



HUNTERS®
HERE TO GET *you* THERE

Williamson Road, Lydd On Sea | Offers In Excess Of £320,000
Call us today on 01303 261557



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Welcome to Williamson Road, Lydd On Sea - a charming seaside location perfect for those seeking a tranquil retreat by the beach. This delightful detached house, offers a comfortable living space with open plan reception room with recently installed kitchen, three bedrooms, and recently installed family bathroom. The modern kitchen offers a range of wall and base units with a range of integrated appliances

One of the standout features of this property is the ample parking space available for up to 3 vehicles, ensuring convenience for you and your guests. Imagine coming home after a day of seaside adventures and easily parking without any hassle.

The recent refurbishment adds a modern touch to this classic home, making it move-in ready for you to start creating new memories. The short distance to the beach is a dream for beach lovers, offering the opportunity for daily strolls along the shore or relaxing picnics with the sound of the waves in the background.

Whether you're looking for a permanent residence or a holiday home, this property on Williamson Road presents a fantastic opportunity to embrace coastal living at its finest. Don't miss out on the chance to make this house your own and enjoy the best of seaside living in Lydd On Sea.

The property is located within easy to local amenities including Spar general store/post office, local restaurants and public houses, along with miles of beautiful coastline where you can enjoy lovely walks. New Romney is one of the original Cinque Port Towns and offers a quaint, busy high street and further local amenities including public houses/restaurants, coffee shops, individual shopping and Sainsbury's supermarket. The market town of Ashford is within easy reach and is home to the remodelled McArthur Glen designer outlet.

Local attractions include the famous Romney Hythe & Dymchurch light railway, which runs through New Romney, down to Dungeness and to the pretty Cinque port town of Hythe, and Port Lympne Wildlife Park. Recreation facilities can be found in and around the area including a sports centre, swimming pools, two nearby golf courses - one being a championship course.

Connections are also good, with easy access onto the A249, which links into the M20, M25 and M2 motorway networks.

Ashford International operates the high-speed train into London St Pancras within 38 minutes. The Channel Tunnel Terminal and the Port of Dover provide services to the continent.

Services - Mains water, gas, electricity and private drainage via cess pit.

Heating - Gas central heating

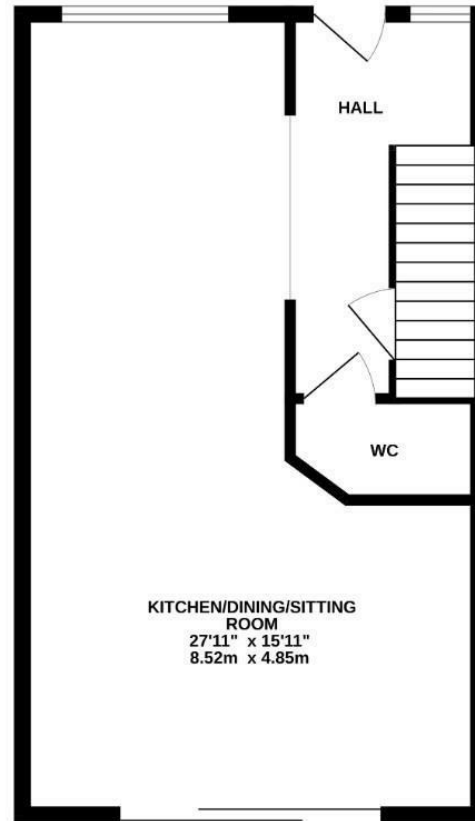
Broadband - Average Broadband Speed

Mobile Phone coverage -

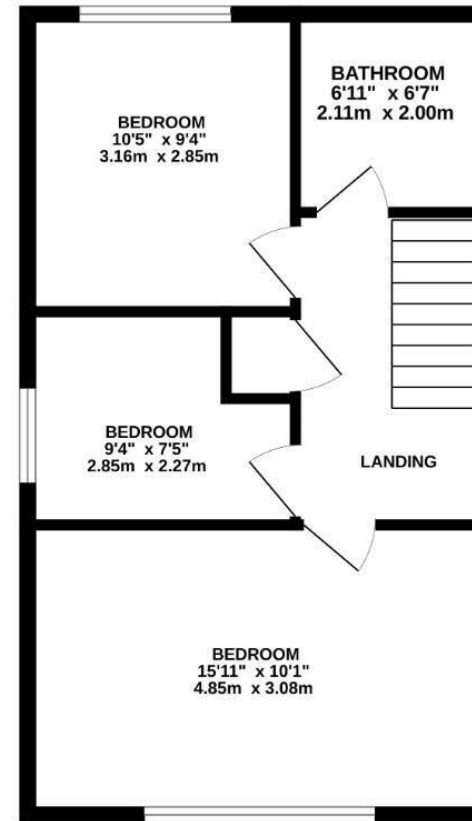
Flood Risk - Very Low



GROUND FLOOR



1ST 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 used 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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