



GRAHAM
JOHN
MAKE LIFE SPECIAL

Opportunity abounds

So let inspiration drive you forward

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Bathed in light

somewhere to follow
the Sun from

The Details

*Detached bungalow
3 bedrooms
Lounge
Kitchen
Sun room
Bathroom
WC
Garage
Workshop/Garage
Garden
Oil Central Heating
Oodles of potential
Possible 'Grand Design'?*

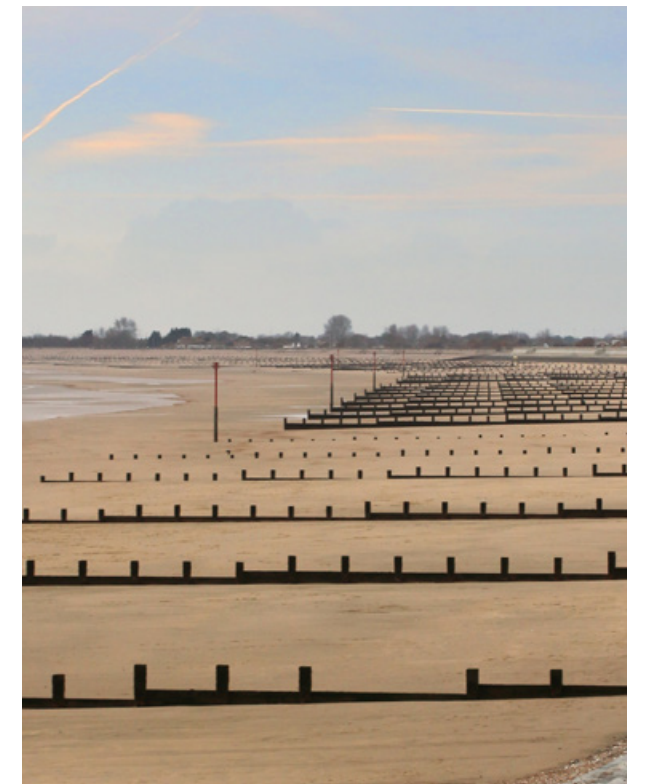
Here is somewhere that will cause excited conversation, fan the flames of inspiration and ultimately make a superb home for the lucky buyers.

Built in 1949 we understand; this bungalow has been within the same family ever since. It presents a great opportunity for the next owners and the interesting thing to see will be what they choose to do here. It has all the hallmarks of being an intriguing project for those who want to take the bungalow and make it uniquely theirs. There's scope aplenty and our imagination runs wild with all sorts of possibilities. Changes to the ground floor, possibly upstairs into the loft space as well.

Then there is that other alternative, the Grand Designs route and, taking inspiration from the stunning home being created next door many may look at this with an eye for doing their own 'Kevin McCloud' wowing design and build.

The lure of building anew and rising higher is to achieve that grand view out to sea, a magical outlook that will captivate.

It certainly will be a wonderful home either way. Set back from the road the property is actually quite easily missed, feeling tucked away behind a green boundary. It is beside the beach and a simple walk takes you onto the seafront with stunning views across Romney Bay to Dungeness. Take a walk into Dymchurch village and grab something from Marsh Mellow, a wonderful local bakers. There are all manner of things to do, the amusements for the summer period, a Tesco Express for supplies and a real variety of shops and places



Seemingly endless beach to explore



A huge space, what potential is there?

to eat and drink. Of course, it is the beach that draws so many to Dymchurch and you'll enjoy the changing scenery and palette through the seasons. Situated on the Hythe side of Dymchurch means you have an easy run to that famed Cinque Port town. You are also within a short drive of well-respected Haguelands Farm Shop. New Romney is to the west, another simple drive by car and the lanes into Romney Marsh introduce you to a magical landscape of twisting winding lanes, waterways and fields, the home to some unique wildlife and a distinctly unique and very special part of England. Feel free to take a peek at the planning for the neighbouring house, a great design by local architects Keith Barker Design. The next step for this home is 'subject to planning'.



A fabulous living room

This home is available for viewing by appointment through Graham John Estate Agents.

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Showing its age, this is a home that can be brought back to its former glory.

There are endless possibilities here and everyone will see something different. The accommodation is great as it stands but creative souls will revel in the opportunity and see endless potential. Wood floors to revive and a loft to think about converting too?



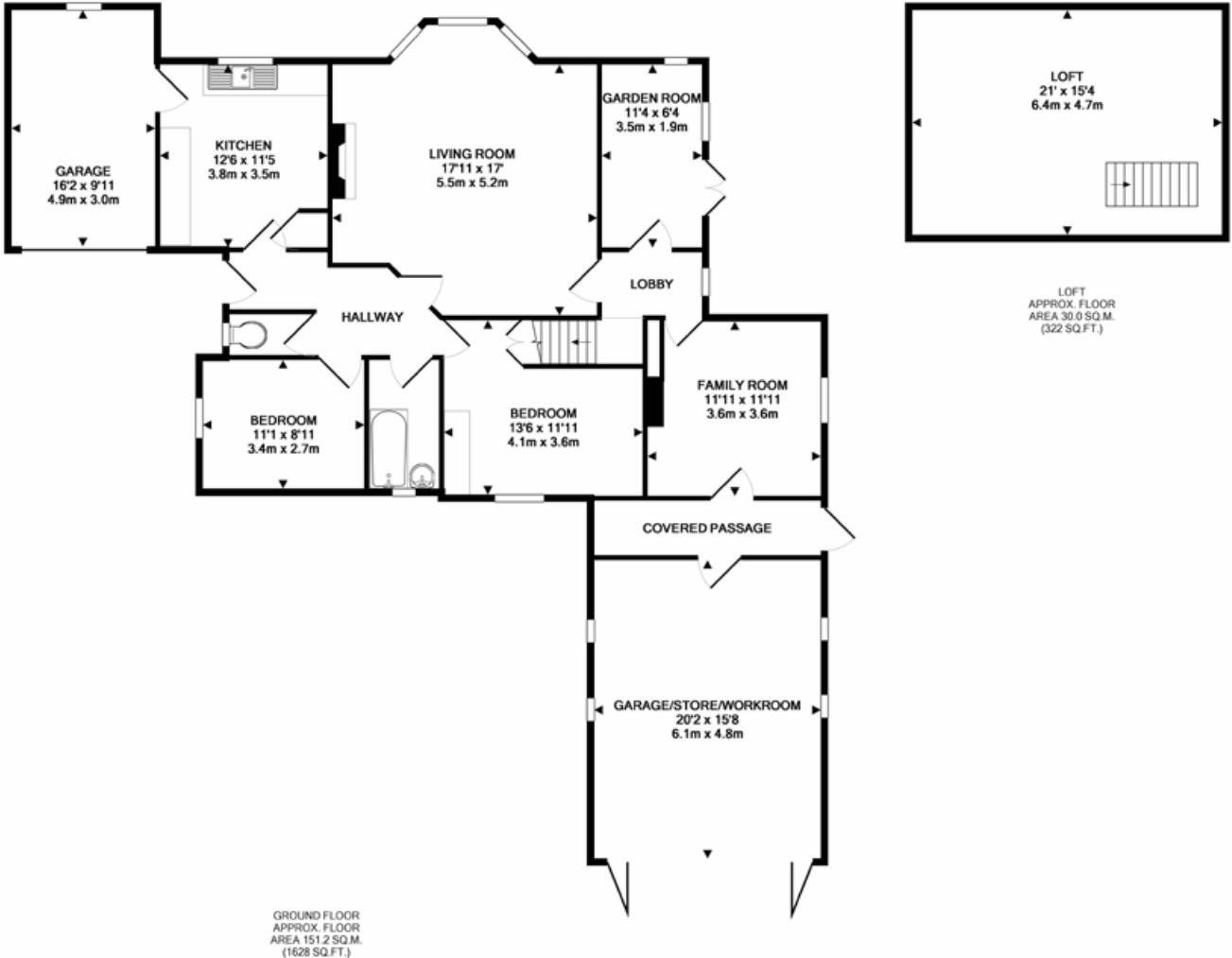
Space for the kitchen designer in you to be creative



Study, bedroom you choose



A fabulous high roofline

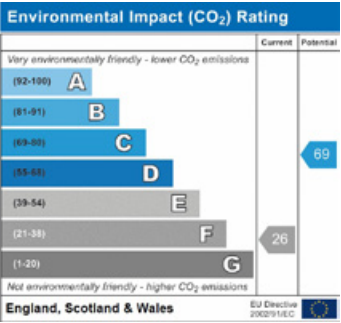
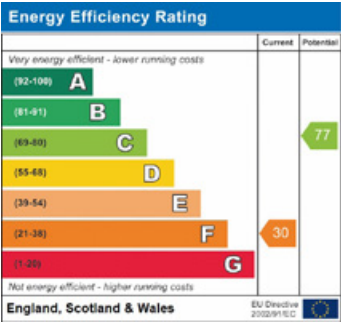


GROUND FLOOR
APPROX. FLOOR
AREA 151.2 SQ.M.
(1628 SQ.FT.)

TOTAL APPROX. FLOOR AREA 181.2 SQ.M. (1950 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

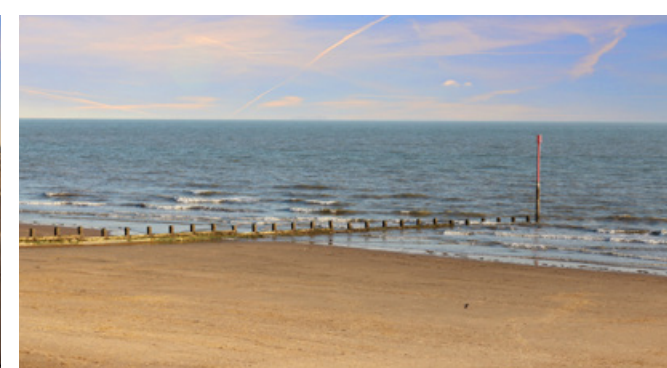
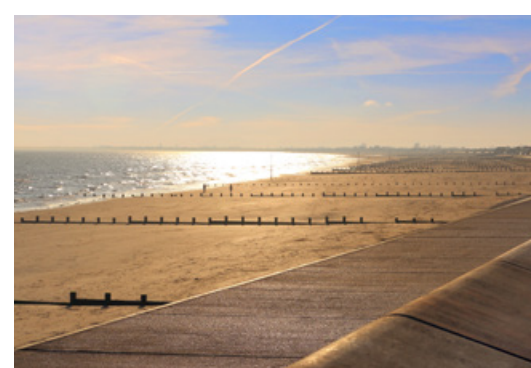
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There's lots of space to play with outside



Parking is plentiful so you have options of what to do with and how to use the garaging and workshop areas.

So many people already know the sandy beaches at Dymchurch. It has been a place of pilgrimage for all ages to enjoy a lovely seaside environment. Wander

along the sands at sunrise and again at sunset to enjoy a splendid day here. It's something that you will never grow tired of doing. ■

The neighbouring home is a new build project which will have stunning sea views from the top floor. Many people will hanker to do their own 'Grand Design' here and, subject to planning, the result could be stunning.