



**Dunstall Lane, St. Marys Bay**

Romney Marsh

**£375,000**



# 17 Dunstall Lane

St. Marys Bay, Romney Marsh

Charming detached house in St Marys Bay with spacious living areas, modern kitchen, 3 bedrooms, garage, mature gardens, and balcony. Chain-free, beach nearby. 1316 sqft. Ideal family home with al fresco dining. Book a viewing today!

Council Tax band: D

Tenure: Freehold

- Three Bedroom
- Detached Home
- Large Living Space
- Kitchen/ Breakfast Room
- Fitted Wardrobes
- Garage
- Mature Garden
- Close to Local Beach
- Chain Free







**Entrance Hall**

**Living Room**

20' 11" x 11' 11" (6.37m x 3.64m)

**Dining Room**

18' 1" x 10' 5" (5.51m x 3.17m)

**Kitchen**

8' 8" x 17' 7" (2.64m x 5.35m)

**Wc**

**Landing**

**Bedroom**

8' 10" x 11' 5" (2.69m x 3.48m)

**Bedroom**

10' 6" x 12' 1" (3.19m x 3.68m)

**Bedroom**

10' 0" x 9' 5" (3.06m x 2.88m)

**Shower Room**

6' 11" x 5' 10" (2.11m x 1.78m)









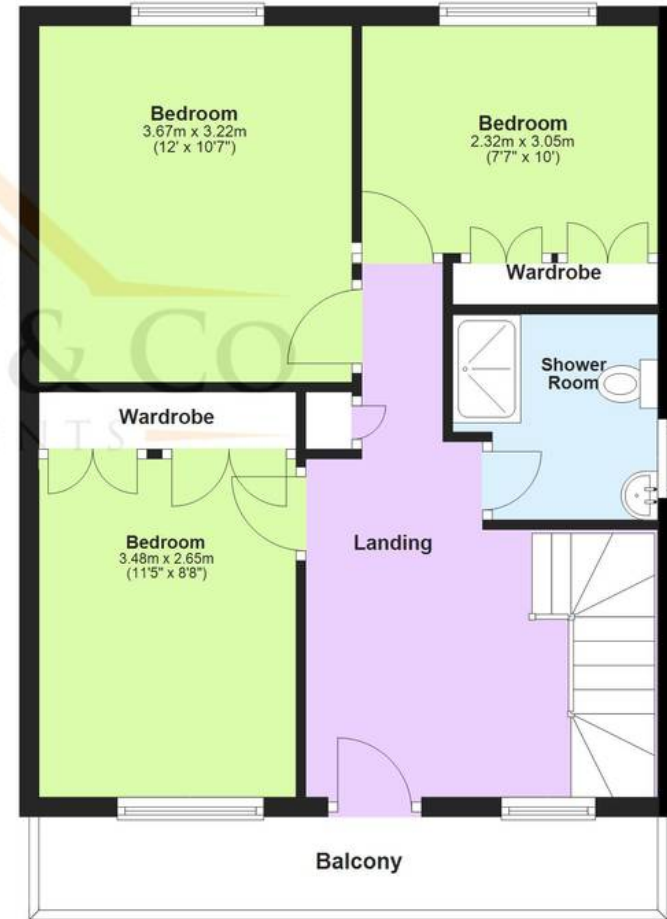
## Ground Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



## First Floor

Approx. 50.5 sq. metres (543.8 sq. feet)



Total area: approx. 122.3 sq. metres (1316.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.  
Plan produced using PlanUp.

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 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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