



39 Brockhill Road Hythe Kent CT21 4AF
Guide £735,000

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39 Brockhill Road

Hythe Kent CT21 4AF

A detached family home set on a generous plot in a much sought after location. No onward chain.

Situation

Saltwood is located immediately to the north of Hythe on the high land over the Romney Marsh. The village continues to be centred on its picturesque Green where numerous roads converge and a selection of amenities are available including a local store, Michelin star restaurant, public house, village hall and Parish Church of St Peter and St Paul. Schooling is well catered for with a respected local primary school and Brockhill Park Performing Arts College. The market town of Hythe is nearby with a wider choice of shopping facilities and amenities within its high street, four supermarkets and a choice of recreational facilities and amenities associated with a coastal town. Transport links are well catered for with a bus service running through the centre of the village, Sandling railway station and Folkestone West providing links to the High Speed rail service to London St. Pancras and access to the M20 motorway offers road links to the motorway network.

The Property

This deceptively spacious detached house, adapted and refurbished by the present owner over several years, boasts versatile accommodation over two floors. The inviting central hallway leads to a welcoming reception area with a stairwell and ample cupboard space. To the right, a flexible ground floor room serves as a third bedroom, study, or playroom, complemented by a sleek, modern wet room behind. On the left, the expansive kitchen/diner impresses with granite countertops, an Aga cooker, a butler's sink, and integrated Bosch appliances. The double aspect lounge at the rear features an open working fireplace and overlooks the picturesque garden, with an alcove ideal for a sunroom or additional study space. Upstairs, two spacious double bedrooms include one with an en-suite, alongside a separate cloakroom and a family bathroom, providing comfort and convenience for a modern lifestyle.

Outside

Nestled back from the road, this charming home greets you with an enclosed front carriage driveway, marked by a five-bar gate and enveloped by lush hedging and mature plantings that ensure privacy. The expansive in-and-out gravel driveway offers generous off-road parking for multiple vehicles. A gated side entrance unveils a sprawling landscaped garden, brimming with pockets of interest. Established shrubs and vibrant flowering borders create a picturesque setting both in the front and rear. The stunning enclosed rear garden is a highlight, featuring a garden shed and a sunny patio area perfect for relaxation, complete with a remote-controlled awning.

Services

We understand all mains services are available.

Local Authority

Folkestone and Hythe District Council, Civic Centre, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: D

Agents Note

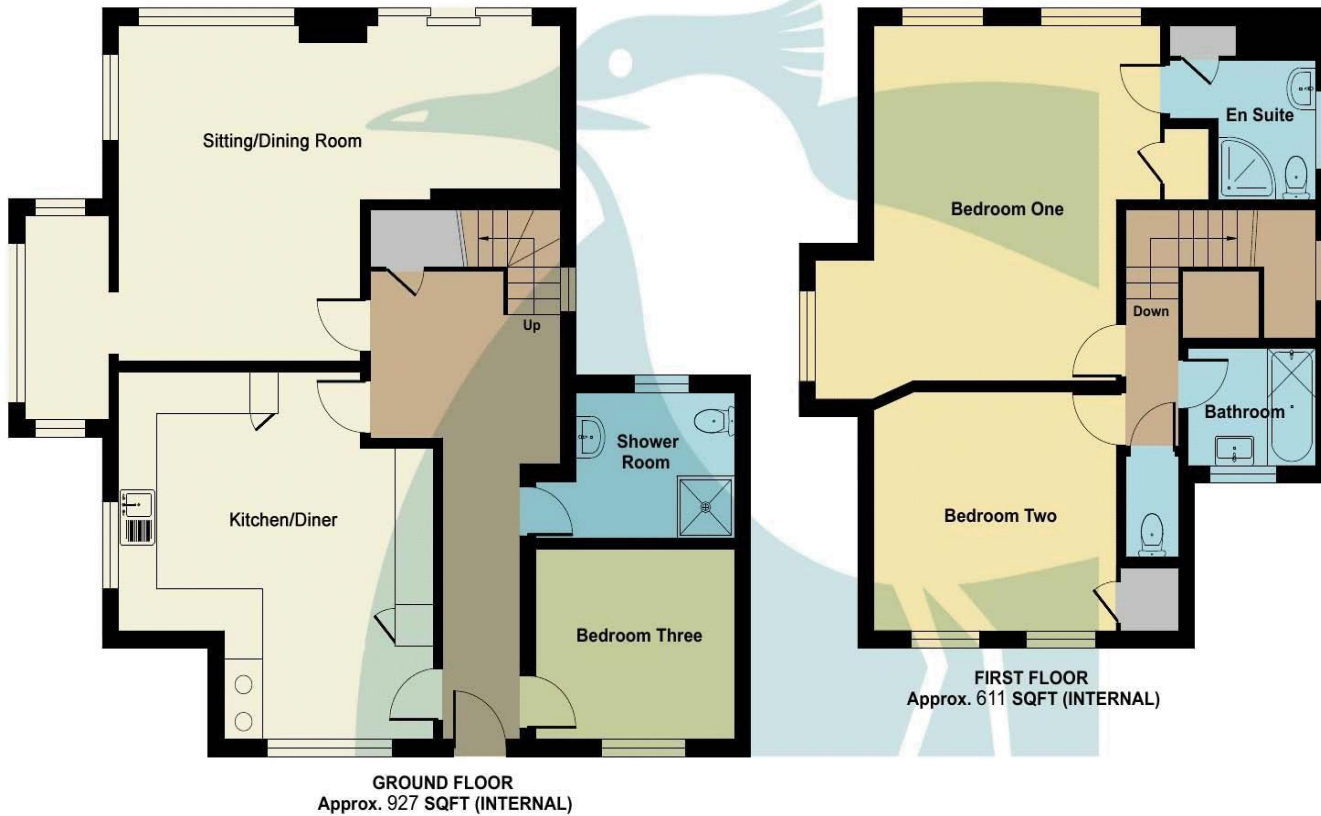
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 1538 sq ft / 142.8 sq m

For identification only - Not to scale



GROUND FLOOR
Approx. 927 SQFT (INTERNAL)

FIRST FLOOR
Approx. 611 SQFT (INTERNAL)

Sitting/Dining Room

22' 11" x 16' 2" (6.98m x 4.92m)

Kitchen/Diner

16' 1" x 13' 5" (4.90m x 4.09m)

Bedroom Three

10' 2" x 9' 0" (3.10m x 2.74m)

Shower Room

7' 9" x 6' 11" (2.36m x 2.11m)

First Floor

Bedroom One

14' 2" x 11' 1" (4.31m x 3.38m)

Ensuite

9' 1" x 7' 0" (2.77m x 2.13m)

Bedroom Two

12' 9" x 11' 10" (3.88m x 3.60m)

Bathroom

6' 4" x 5' 7" (1.93m x 1.70m)

Separate WC

4' 9" x 3' 0" (1.45m x 0.91m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1140405

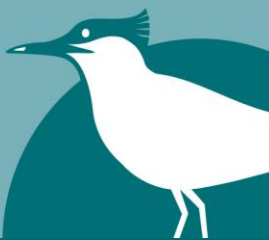


The Green, Saltwood, Hythe, Kent, CT21 4PS

t: 01303 260666

saltwood@colebrooksturrock.com

colebrooksturrock.com



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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