



18, Freshfield Lane Saltwood Hythe Kent CT21 4QH
Guide £485,000

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18 Freshfield Lane

Saltwood Hythe CT21 4QH

A well presented two bedroom detached bungalow situated in a quiet cul-de-sac in the heart of Saltwood village.

Situation

This property boasts an enviable location in a peaceful cul-de-sac, just a short stroll from village amenities such as a corner shop and a local bus stop situated on the picturesque village green. For outdoor enthusiasts, Brockhill Country Park and Eaton Lands are nearby, offering excellent opportunities for dog walking and nature exploration. The vibrant town of Hythe, with its bustling high street, four supermarkets, and an array of independent shops and restaurants, is also within easy reach.

Commuters will appreciate the excellent transport links, including High-Speed rail services to London St Pancras from nearby Sandling station on HS1. The M20 motorway provides convenient access to the rest of Kent, while Eurotunnel in Cheriton offers seamless connections to France and the Continent.

The Property

This rarely available and highly sought after detached bungalow offers generously proportioned accommodation in the heart of the village. Situated on a wide plot, the property presents excellent potential for expansion, including the opportunity to convert the spacious loft (subject to necessary planning permissions). Additional features include a gas central heating system and replacement uPVC double glazed windows and doors throughout.

The property is accessed via a wide covered entrance leading to a spacious hallway, which connects to the well laid out living spaces. The modern kitchen enjoys a dual aspect with external access to the side of the property. It is fitted with an array of contemporary cupboards and drawers, complemented by roll edge work surfaces along

three walls. Integrated appliances include an eye level double oven/grill, a four ring gas hob and an extractor fan. A selection of white goods will remain at the property. A large pantry cupboard provides additional storage.

The bright and airy living/dining room is a highlight, boasting double aspect windows, an attractive fire surround and an electric fire, making it a welcoming and versatile space. An inner hallway leads to two generously sized double bedrooms, both equipped with high quality wardrobes and matching dressing tables. Additional built-in cupboards, including an airing cupboard, are located off the hallway, along with a fitted ladder providing access to the large loft, where the gas central heating boiler is also situated. The modern shower room is well appointed, featuring a double length walk-in shower with a screen, a vanity wash hand basin, and a towel rail/radiator. A separate WC is fitted with a white suite, an electric radiator and stylish tiled walls. This property offers an excellent opportunity for comfortable living with potential for further enhancement.

Outside

The front garden is primarily laid to lawn, bordered by a low wooden fence. A wide driveway provides ample parking and leads to an attached single garage, equipped with power, lighting and a courtesy door offering access to the rear garden.

The rear garden is also predominantly lawned, enclosed by a perimeter hedge with some small shrubs adding character. A large timber garden shed provides additional storage, while a paved side access/bin storage area connects to the front garden via a side gate.



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

Total Approximate Area = 1040 sq ft / 96.6 sq m (excludes garage)

For identification only - Not to scale



Kitchen
12'8 x 8'9 (3.86 x 2.67)

Reception Room
19'11 x 14'7 (6.07 x 4.45)

Garage
(not measured)

Bedroom One
14'2 x 13'10 (4.32 x 4.22)

Bedroom Two
14'11 x 12'5 (4.55 x 3.78)

Shower Room
7' x 6'4 (2.13 x 1.93)

WC
7' x 2'11 (2.13 x 0.89)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1219162

Services

We understand all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: E

EPC Rating: C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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