



21 Brockhill Road Hythe Kent CT21 4AE
Guide £750,000

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21 Brockhill Road

Hythe CT21 4AE

Handsome detached four bedroom character home close to the popular village of Saltwood.

Situation

Saltwood lies just north of Hythe on elevated ground above Romney Marsh. The village centres around its charming Green, offering a local store, Michelin-starred restaurant, pub, village hall, and the Parish Church of St Peter and St Paul. Education includes a well-regarded primary school and Brockhill Park Performing Arts College. Nearby Hythe provides more extensive shopping, four supermarkets, and a range of coastal town amenities and leisure facilities.

Saltwood is well connected, with a village bus service, Sandling and Folkestone West stations offering High Speed rail to London St Pancras, and easy access to the M20 for wider motorway links.

The Property

Situated near the village and dating to around 1929, this characterful property offers spacious, light-filled accommodation with potential to extend (subject to consents) and modernise throughout. It retains charming original features and enjoys a beautiful level west-facing lawned rear garden.

The ground floor includes a welcoming entrance hall with stripped floorboards, two attractive reception rooms, and a garden room with sliding patio doors. The generous kitchen/breakfast room features white shaker-style units, ample worktops, breakfast bar, built-in double oven/grill, gas hob, pantry, and storage. A rear lobby leads to the garden, and there is a ground floor W.C.

Upstairs, the airy landing provides loft access and leads to four bedrooms—two of which are spacious and front-facing. A shower room and separate W.C. complete the first floor, both with scope for improvement.

Outside

The property occupies a generous plot with a lawned front garden, flower borders, shrubs, and a low brick wall.

A long driveway provides parking for several vehicles and leads to a detached garage with power and light. Gated access is available on both sides of the house.

The rear garden is a highlight, featuring a long, level lawn bordered by mature shrubs and small trees, with a wide paved patio directly behind the house, perfect for relaxing.

Services

We understand all main services are installed.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: F

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**

Brockhill Road, Saltwood, CT21

Approximate Gross Internal Area
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 70.2 sq m / 756 sq ft
 Total = 146.6 sq m / 1578 sq ft

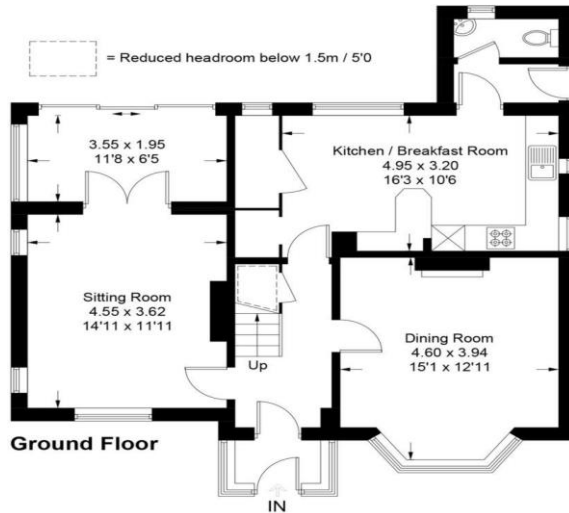
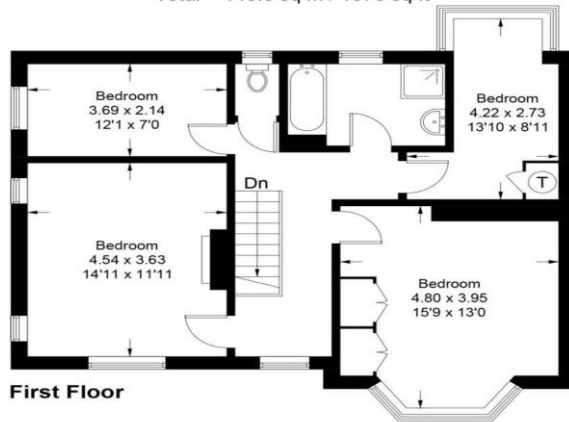


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1063537)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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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