



DISTRICT OF SHEPWAY
BRIMSTONE WAY

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Brimstone Way, Hythe, Kent

Asking Price £320,000



Situated within the popular Martello Lakes development in Hythe, this attractive semi-detached home offers modern living in a highly sought-after coastal setting.

The ground floor features a welcoming reception room, creating a comfortable and inviting space for both relaxing and entertaining. The property features a stylish modern kitchen/dining room, thoughtfully designed with a range of contemporary wall and base units, ample worktop space, and integrated appliances. The dining area provides plenty of room for family meals and entertaining, while French doors open directly onto the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

The property provides three well-proportioned bedrooms, making it ideal for families or those seeking additional space for a home office. The property benefits from a modern en suite shower room to the principal bedroom, along with a stylish family bathroom, providing both comfort and convenience for everyday living.

Externally, the property benefits from a partly walled rear garden, offering a secure and private outdoor space perfect for enjoying warmer months. To the front, there is a driveway alongside a car barn, providing covered parking and additional convenience.

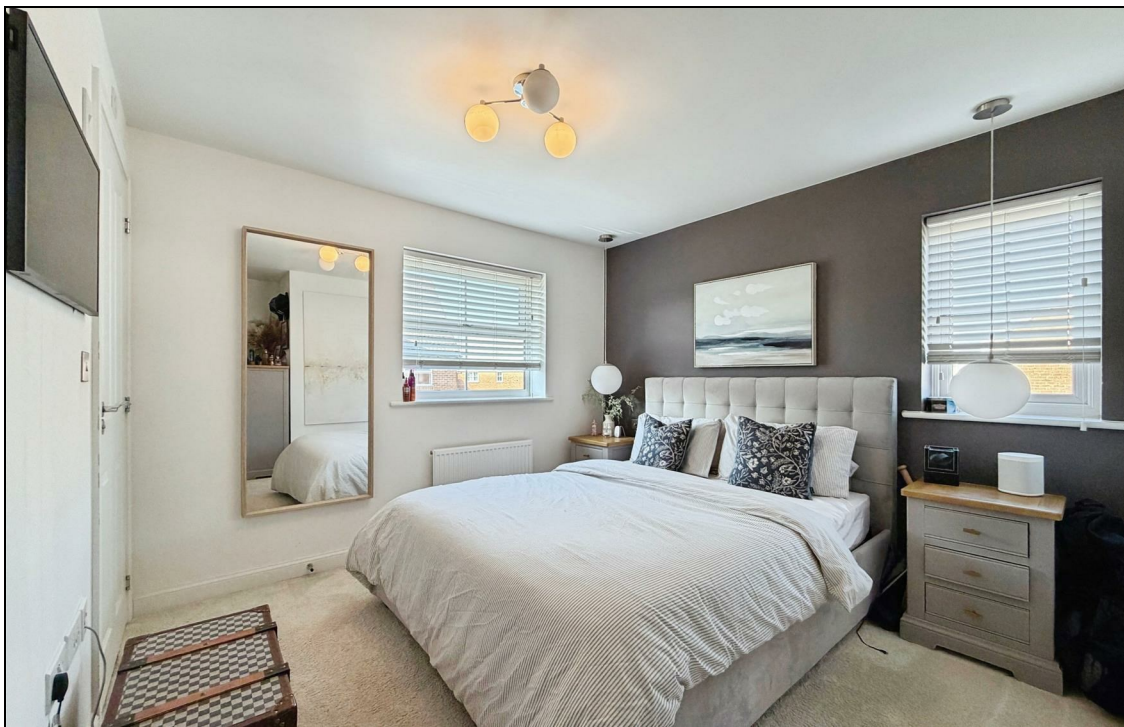
Martello Lakes is a desirable modern development known for its attractive surroundings, proximity to the seafront, and easy access to Hythe's High Street, local amenities, and transport links. Combining comfort, practicality, and location, this home represents an excellent opportunity for buyers looking to enjoy coastal living in a well-regarded area of Kent.

There are two and they combine to around £400 per year.



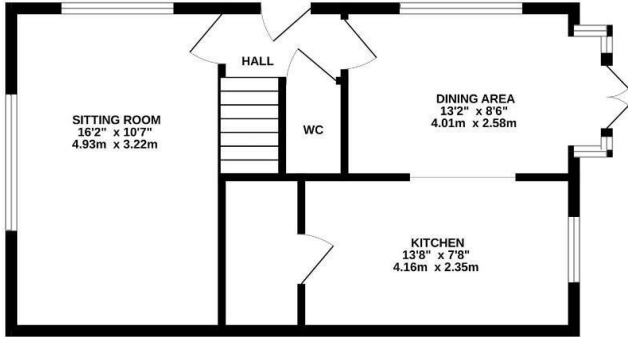
- THREE BEDROOM SEMI DETACHED HOME
 - DOUBLE ASPECT SITTING ROOM
- DOUBLE ASPECT KITCHEN/DINING ROOM
 - DOWNSTAIRS CLOAKROOM
- EN SUITE SHOWER ROOM AND FAMILY BATHROOM
 - DRIVEWAY WITH CAR BARN
- ENCLOSED PARTLY WALLED GARDEN
 - SOUGHT AFTER LOCATION
 - NO ONWARD CHAIN



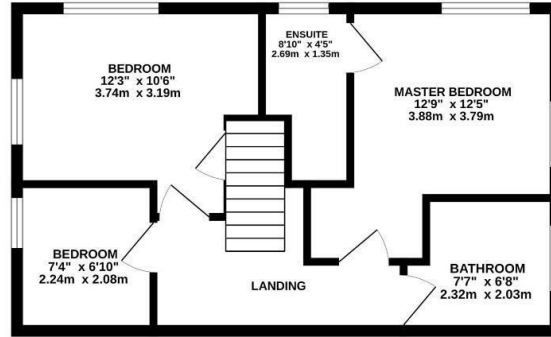




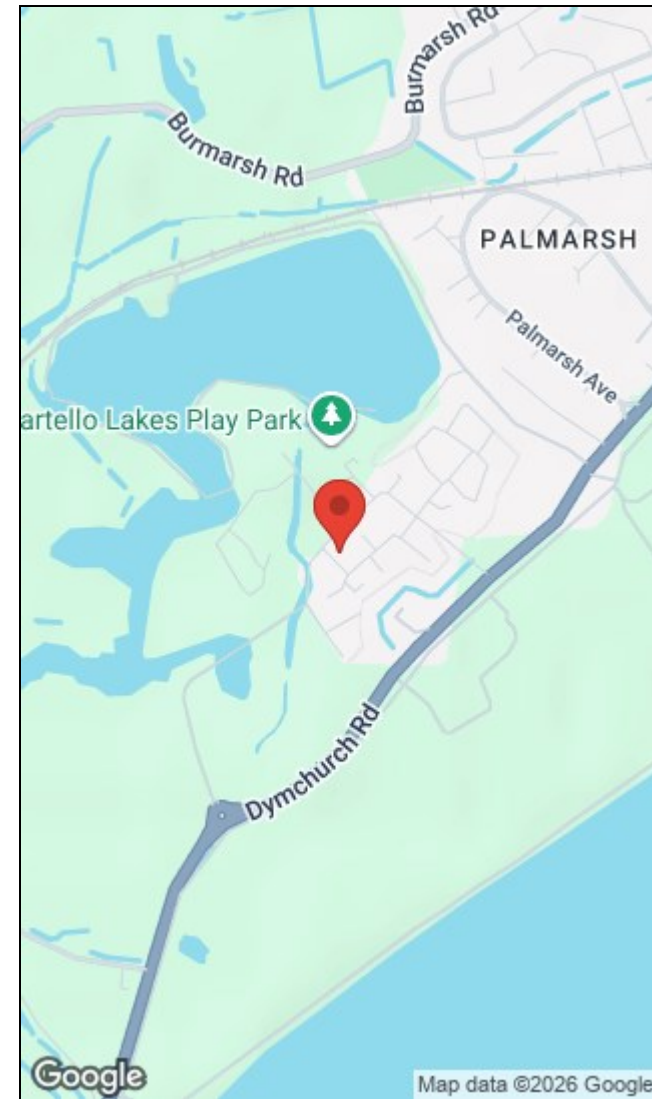
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A	96	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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