



46 Brockhill Road Saltwood Hythe Kent CT21 4AF
£625,000

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46 Brockhill Road

Saltwood Hythe CT21 4AF

Rarely available in Saltwood, this spacious two-bedroom detached bungalow offers generous gardens, a garage and excellent scope to create a home of your own.

Situation

Saltwood lies just north of Hythe on elevated ground above Romney Marsh and is centred around its picturesque village Green. The village offers a local store, Michelin-starred restaurant, pub, village hall and the Parish Church of St Peter and St Paul, together with a well-regarded primary school and Brockhill Park Performing Arts College.

Nearby Hythe provides a wider range of independent shops, cafés and restaurants, four supermarkets and a variety of coastal town amenities and leisure facilities.

Saltwood is well connected, with a local bus service and nearby Sandling and Folkestone West stations providing High Speed services to London St Pancras. The M20 is also easily accessible, providing convenient links throughout Kent and beyond. Bungalows in Saltwood are rarely available, making this a particularly interesting opportunity for those seeking single-storey accommodation in the village.

The Property

This charming and spacious two-bedroom detached bungalow offers well-proportioned accommodation and presents an excellent opportunity for those looking to create a home to their own taste.

The accommodation centres around a large lounge and dining room, providing a generous space for both relaxing and entertaining. There are two particularly good-sized double bedrooms, together with a useful walk-in shower room.

The kitchen has been recently replaced and provides a fresh and practical space, whilst the remainder of the property would benefit from some modernisation and offers scope for further improvement.

The layout provides easy and convenient living, with good-sized rooms and plenty of potential to update and personalise the accommodation to suit individual requirements.

Outside

The property enjoys both front and rear gardens, with the gardens being a good size and having been well maintained.

The front garden provides an attractive approach to the bungalow, whilst the rear offers a pleasant private space with plenty of room for outdoor seating, planting and enjoying the garden.

To the front and side is a shared access driveway providing useful off-road parking, together with a garage offering additional parking or storage.

The gardens, shared driveway and garage provide a good combination of outdoor space and practical parking, with the rear garden offering plenty of scope for the new owner to make it their own.

Services

We understand all main services are available.



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

Blaeberry, 46 Brockhill Road, Hythe



Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft
Garage = 17.8 sq m / 191 sq ft
Total = 134.4 sq m / 1446 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1340715)
www.bardenvisuals.co.uk

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 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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