



23 Old Saltwood Lane Saltwood Hythe Kent CT21 4AL
£325,000

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Saltwood Hythe CT21 4AL

A charming and recently renovated two bedroom end of terrace cottage in the heart of Saltwood, offering bright accommodation, generous outdoor space and parking for

Situation

Situated in the heart of Saltwood, this charming property is just a stone's throw from the village green, local shop and bus stop. Within close proximity are two highly regarded primary schools and Brockhill Park Performing Arts College. For everyday amenities, the nearby coastal town of Hythe offers a bustling high street with a good selection of independent shops, cafés and restaurants, together with supermarkets including Waitrose and Sainsbury's. The area also provides a wealth of sporting and leisure opportunities, with sailing, tennis, golf and Brockhill Country Park all close by.

For commuters, Sandling Station provides High Speed rail links to London St Pancras, while Folkestone West offers mainline services. The M20 motorway and Eurotunnel are also within easy reach, making this a particularly well-connected location.

The Property

This charming two-bedroom end-of-terrace cottage is a bright and attractive home which has recently been renovated and is ready to enjoy.

The property is entered via a welcoming porch, leading into a good-sized lounge with a comfortable layout and plenty of natural light. Beyond the lounge is a thoughtfully designed kitchen, making excellent use of the available space and providing a practical area for everyday living. The ground floor is completed by a well-appointed bathroom.

Upstairs, there are two generous double bedrooms, both offering comfortable and versatile accommodation. Presented in good order

throughout, this lovely cottage combines character with modern convenience and would make an excellent first-time purchase, bolt-hole or rental investment. Its appealing village setting further adds to its attraction.

Outside

Outside, the property benefits from both front and rear courtyard gardens, providing a choice of spaces to enjoy throughout the day.

The rear courtyard offers a pleasant area for outdoor seating, while the front courtyard provides further space that could be enjoyed or landscaped to suit individual tastes. There is also the valuable benefit of off-road parking, with space for multiple vehicles, a particularly useful feature for a cottage in such a convenient village setting. The outside areas offer plenty of potential for the new owner to make their own mark, whether creating a more established garden, or a low-maintenance entertaining space.

Services

We understand all main services are available.

Local Authority

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

Tenure

Freehold



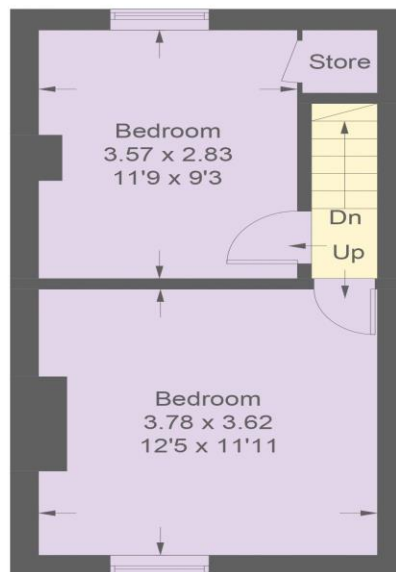
To view this property call Colebrook Sturrock on **01303 260666**

23 Old Saltwood Lane, Saltwood, Hythe



Ground Floor
34.0 sq m / 366 sq ft

Approximate Gross Internal Area
61.0 sq m / 657 sq ft



First Floor
27.0 sq m / 291 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. (ID1338168)
www.bardenvisuals.co.uk



Current Council Tax Band: C

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		87 B
69-80	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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