



Bodium 21b Castle Road Hythe Kent CT21 5EZ
£700,000

colebrooksturrock.com





Bodium

21b Castle Road Hythe CT21 5EZ

A superb five-bedroom family home, thoughtfully designed across three floors with exceptional living space throughout.

Situation

Situated in a highly sought-after location within a short level stroll of Saltwood village amenities, this impressive family home is ideally placed for everyday convenience. The highly regarded village primary school and Brockhill Park Performing Arts College are both close by, making the location particularly appealing to families.

For commuters, Folkestone West provides High Speed services to London St Pancras in under an hour via HS1, whilst Sandling offers an additional local rail connection. The M20 motorway provides easy access to the wider Kent motorway network, with the Channel Tunnel terminal at Cheriton offering convenient connections to France and the Continent.

The Property

Arranged over three floors, this stunning five-bedroom semi-detached home offers exceptionally spacious and versatile family accommodation, with an integrated garage adding further practicality.

The ground floor is centred around a superb open-plan kitchen, living and dining space, featuring a high-specification German kitchen with integrated appliances, skylights and air conditioning, creating a bright and impressive setting for both everyday life and entertaining. A cloakroom completes this level.

The first floor provides three bedrooms, two with en-suites, the main bedroom benefits from a separate bath and walk in shower together with excellent built-in storage.

The top floor offers two further bedrooms, a family bathroom and a separate utility room. Finished to a

high standard throughout, the property combines thoughtful design with an excellent layout.

Outside

To the front, there is off-road parking for two vehicles, an integrated garage and an electric vehicle charging point. The property also benefits from a Tesla Powerwall battery and has Solar panels fitted to the roof, adding an energy-efficient feature to the property.

Side access leads through to the well-maintained rear garden, which provides a good balance of lawn and entertaining space. Positioned at the far end is a versatile outbuilding, complete with electricity and running water. This excellent additional space could be used as a home office, gym, studio, workshop or entertaining room, offering valuable flexibility for modern family life.

Services

We understand all main services are connected

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: B



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

21B Castle Road, Hythe



Approximate Gross Internal Area = 215.3 sq m / 2318 sq ft (Including Garage)
Outbuilding = 18.8 sq m / 202 sq ft
Total = 234.1 sq m / 2520 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. (ID1332613)
www.bardenvisuals.co.uk



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		92 A
81-91	B	85 B	
69-80	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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