



49 High Street, Hythe, Kent CT21 5AD



**17 FRESHFIELD LANE
SALTWOOD**

£545,000 Freehold

Enjoying a particularly choice situation, this detached chalet bungalow offers well presented and spacious accommodation. Comprising an entrance hall, sitting room, fitted kitchen, ground floor bedroom/dining room and a bathroom, two further double bedrooms and a shower room. Garage, parking and garden. EPC E.



**17 Freshfield Lane
Saltwood
CT21 4QH**

**Entrance Vestibule, Entrance Hall, Sitting Room
Kitchen, Bedroom/Dining Room, Bathroom,
First Floor: 2 Further Double Bedrooms, Shower Room
Garage, Gardens to Front & Rear, Off-Road Parking**

DESCRIPTION

This well situated, attractive chalet bungalow and offers well presented accommodation of very comfortable proportions. This includes an entrance vestibule, entrance hall, generous sitting room, fitted kitchen, bedroom/dining room and a bathroom. On the first floor are two further double bedrooms and a shower room.

The property benefits from ample off street parking on the block paved driveway before the garage. The garden to the front of the bungalow has been designed for ease of maintenance and is laid to lawn. The garden to the rear of the property is south facing, and incorporates an expanse of lawn and a paved terrace.

SITUATION

Freshfield Lane is a particularly sought after residential location in Saltwood, with its well regarded public house, newsagents and Michelin Star restaurant. Hythe High Street is within reasonable walking distance with its range of interesting shops, boutiques, restaurants and cafes, together with 4 supermarkets (including Waitrose, Sainsbury and Aldi), doctors and dentists surgeries, etc. The attractive, unspoilt seafront and picturesque Royal Military Canal are only a little further and there are a variety of sports and leisure facilities in the vicinity, including 2 golf courses, cricket, bowls, squash and tennis clubs and the Hotel Imperial Leisure Centre.

The property is also conveniently situated for access to St Augustines Primary School, Saltwood Primary School and Brockhill Park Performing Arts College. The larger town of Folkestone is 6 miles and the Cathedral City of Canterbury 16 miles.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 1.5 miles) and access to the M20 (Junction 11 3.5 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (6 miles) and Ashford International (12 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 15 miles away. (All distances are approximate.)

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The accommodation comprises:

ENTRANCE HALL

Double glazed door with double glazed obscure panel to side, staircase to 1st floor, access to understairs storage cupboard, double glazed door to rear lobby, polished woodblock parquet flooring, radiator, doors to:-

SITTING ROOM

Attractive marble fireplace surround inset with electric fire on a marble hearth, double glazed casement doors to rear opening to and overlooking the rear garden with full height double glazed windows to either side, high-level double glazed window to side, coved ceiling, two radiator.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, integrated washing machine, worksurface inset with one and a half bowl ceramic sink with drainer unit and mixer tap, ceramic hob with induction hood above, tiled splashbacks, coordinating wall cupboards, further full height cupboards incorporating integrated double oven and integrated fridge and freezer, coordinating breakfast bar, double glazed windows to rear and to side overlooking the garden, coved ceiling, radiator concealed by decorative cover.

BEDROOM/DINING ROOM

Double glazed window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC with concealed system, wash basin set into worksurface with vanity cupboards and drawers below, tiled walls, tiled floor, recessed lighting, coved ceiling, heated ladder rack towel rail.

REAR PORCH

Double glazed door with double glazed panel to side giving access to the rear garden.

FIRST FLOOR LANDING

Access to loft space, doors to:-

BEDROOM

Built-in wardrobe cupboards concealed by sliding mirrored doors, double glazed window to front, radiator.

BEDROOM

Built-in wardrobe cupboards concealed by sliding mirrored doors, access to airing cupboard housing factory lagged hot water cylinder and Worcester gas boiler, access to eaves storage, double glazed window overlooking the rear garden, radiator.

SHOWER ROOM

Tiled shower enclosure with electric shower, low level WC, pedestal wash basin, part obscured double glazed window to rear, heated towel rail, tiled walls.

OUTSIDE

FRONT

To the front of the property is a generous block paved driveway providing off road parking spaces and access to the garage. To the side of the driveway is an area of lawn. Access can be gained to the side of the property to the:

REAR GARDEN

Directly to the rear of the property is a paved terrace extending the full width and leading to an expanse lawn backed by borders planted with a variety of shrubs, well enclosed by close boarded timber fencing. Timber framed shed.

GARAGE

Electric door to front, personal door to rear, power and light.

EPC Rating E

COUNCIL TAX

Band E approx. £2653.80 (2022/23)
Folkestone & Hythe District Council.

VIEWING

Strictly by appointment with **LAWRENCE & CO, 01303 266022.**




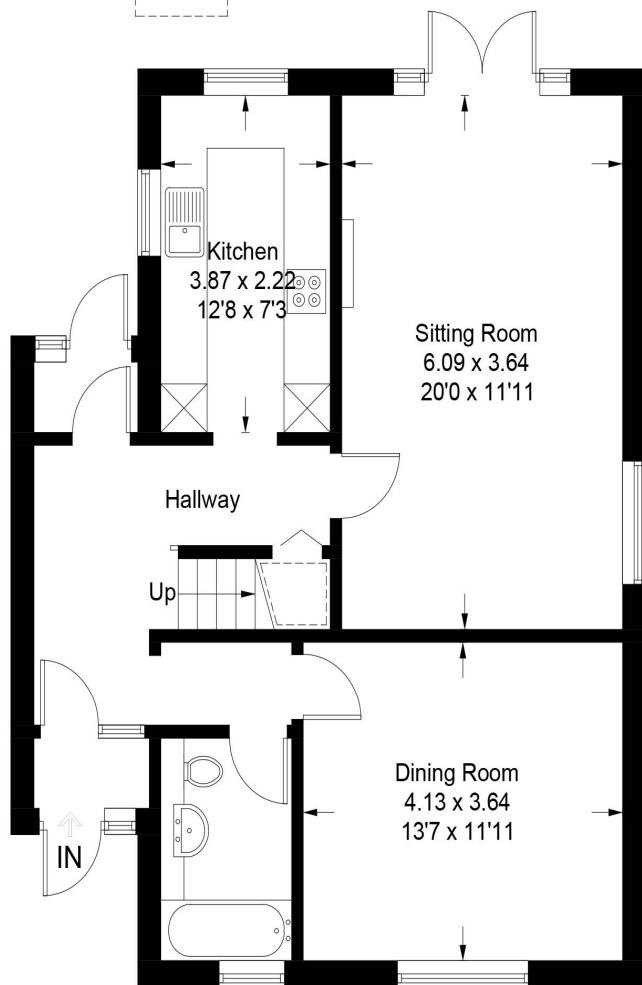




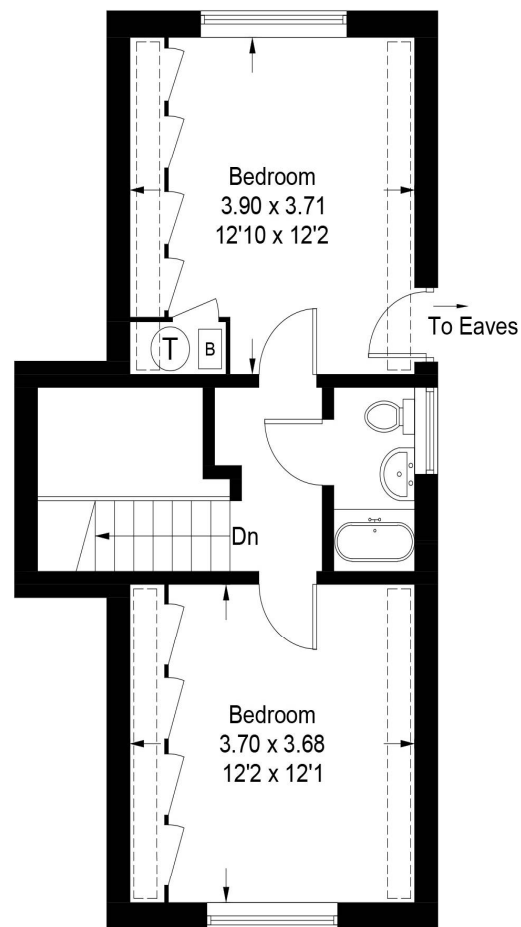
Freshfield Lane, Saltwood, CT21

Approximate Gross Internal Area = 107.6 sq m / 1158 sq ft

 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057648)