



**OVER 60?**

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for up to **59% less!**

**Price**

**£600,000**

**Freehold**

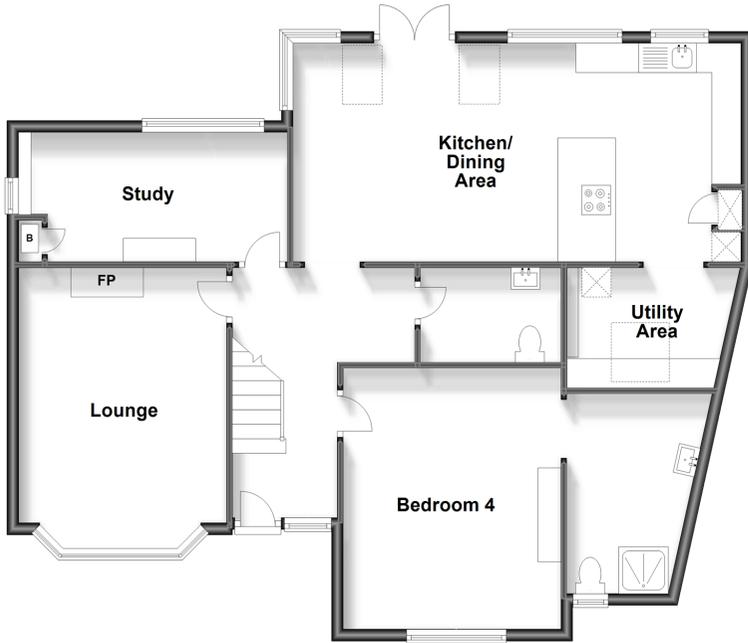
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**The Green, Saltwood,  
Hythe, Kent, CT21**

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### Ground Floor

Approx. 101.6 sq. metres (1093.6 sq. feet)



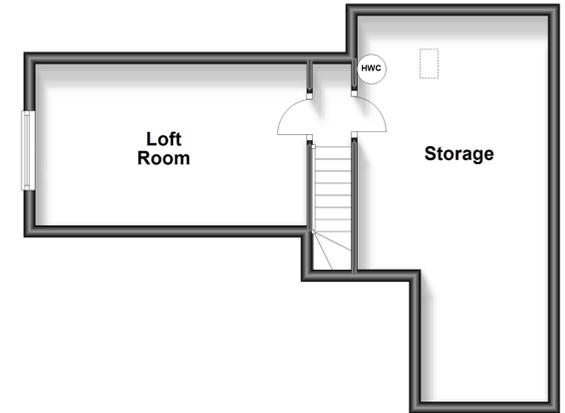
### Split Level First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



### Second Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 16'6 into bay (5.03m) narrowing to 15'6 (4.73m) x 11'8 (3.56m)

Study: 15'2 into recess (4.63m) x 8'2 into recess (2.49m) narrowing to 7'1 (2.16m)

Kitchen/Dining Area: 24'2 x 12'1 (7.37m x 3.69m)

Utility Area: 7'4 x 6'5 (2.24m x 1.96m)

Bedroom 4: 14'7 (4.45m) x 12'2 into recess (3.71m) narrowing to 10'9 (3.28m)

En-Suite Wet Room: 10'7 at widest point x 6'8 at widest point (3.23m x 2.03m)

Cloakroom

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 15'6 into bay x 11'9 (4.73m x 3.58m)

Bedroom 2: 14'9 (4.50m) x 12'3 into recess (3.74m) narrowing to 11'1 (3.38m)

Bedroom 3: 15'5 (4.70m) x 8'4 into recess (2.54m) narrowing to 7'2 (2.19m)

Bathroom: 11'7 x 5'2 (3.53m x 1.58m)

### SECOND FLOOR

Landing

Loft Room: 15'5 x 9'0 (4.70m x 2.75m)

Storage: 10'4 x 9'7 (3.15m x 2.92m)

### OUTSIDE

Off Road Parking

Front & Rear Gardens



## Main features

- Beautiful period home in central Saltwood
- The flexible accommodation would be perfect for a family with someone with limited mobility
- Four of the bedrooms are doubles, one is on the ground floor with large en-suite wet room
- Stunning open plan kitchen/dining area
- Spacious hallway, large loft room
- Low maintenance sunny aspect garden



### Nearest Schools

Primary Schools: Saltwood CofE Primary 0.1 miles, Hythe Bay CofE Primary 0.8 miles  
Secondary Schools: Brockhill Park Performing Arts College 0.4 miles, Folkestone School for Girls 3.2 miles, The Harvey Grammar School 3.5 miles



### Transport Information

Train Stations: Sandling 0.6 miles, Westenhanger 1.9 miles, Folkestone West High Speed Link 3.3 miles



### Address

The Green, Saltwood, Hythe, Kent, CT21



### Directions

For directions to this property please contact us.



*Wards*  
Helping you move forwards

Call Hythe Branch 01303 267473 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: E(51) POTENTIAL: C(73)

12824390/20240102/MB/MB