



4 Lea Close Hythe Kent CT21 4BU  
Guide £395,000

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# 4 Lea Close

Hythe CT21 4BU

Detached bungalow occupying a generous corner plot in the heart of Saltwood village.

No chain.

## Situation

An extremely well located two bedroom detached bungalow in a quiet cul-de-sac in the heart of Saltwood village.

Local amenities close by include Sandling Station servicing the High Speed rail link to London St. Pancras, and the high performing local primary school and Brockhill Park Performing Arts College.

The nearby M20 motorway provides access to the remainder of Kent and Eurotunnel in Cheriton offers connections to France and the Continent.

## The Property

Rarely available and located in a highly desirable location, a two bedroom detached bungalow occupying a generous corner plot at the end of a cul-de-sac, with wrap round gardens enjoying a good degree of privacy and seclusion.

The property is approached via secure electric entrance gates to a paved driveway and garage. This leads to an entrance porch with built-in storage cupboard and sliding door into a living room with a large picture window overlooking the pretty garden. There is an opening into a separate dining room which is open plan onto the kitchen which is fitted to a range of built in cupboards and display cabinets, roll top work surfaces, built in fridge and freezer and dishwasher.

There is also access into a small paved garden to the front of the property.

From the living room there is an inner hall leading to two double bedrooms which overlook the gardens, and a shower room with separate wc.

## Outside

To the front of the house there are electric security gates leading to a generous paved drive and access to detached garage with electric roller doors, power and light.

The secluded and private wrap around gardens are lawned with a terrace area, mature trees and shrubs and have the added benefit of two security locked pedestrian gates.

There is also a small garden shed. Outside water tap.

## Services

We understand all main services are connected.

Electric warm air heating.

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: D

EPC Rating: G

## 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.

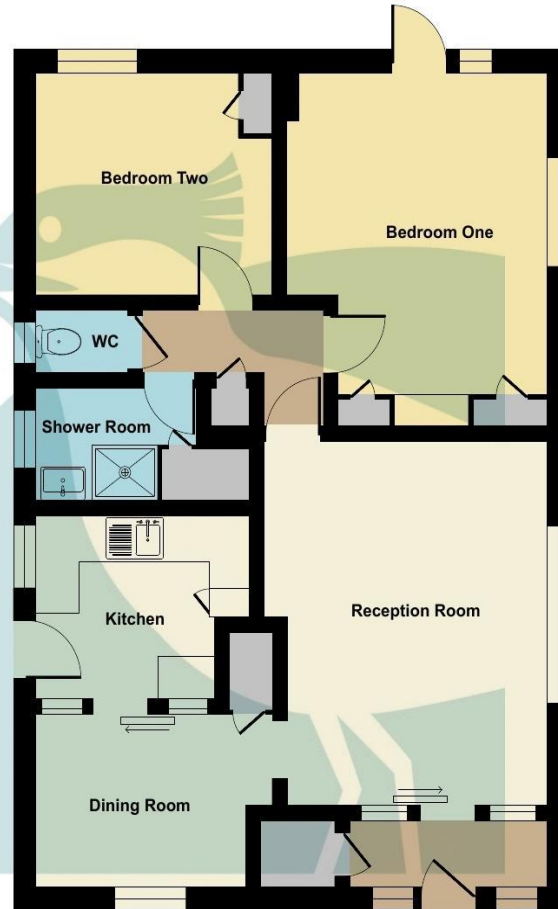
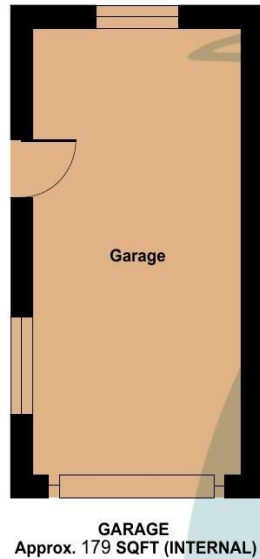




To view this property call Colebrook Sturrock on **01303 260666**

Total Approximate Area = 981 sq ft / 91.1 sq m (includes garage)

For identification only - Not to scale



**GROUND FLOOR**  
Approx. 802 SQFT (INTERNAL)

**Reception Room**  
15'7 x 12'11 (4.74 x 3.94)  
**Kitchen**  
9'7 x 8'4 (2.92 x 2.54)  
**Dining Room**  
10'9 x 7'7 (3.28 x 2.30)  
**Shower Room**  
7'5 x 5' (2.27 x 1.51)  
**Bedroom One**  
13'9 x 11'11 (4.18 x 3.64)  
**Bedroom Two**  
10'8 x 9'6 (3.25 x 2.89)  
**Garage**  
19'1 x 9'5 (5.81 x 2.87)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G	13 G	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.  
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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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