



**3 Castle Crescent Castle Road, Saltwood, Hythe, Kent. CT21 4QZ**

**Guide Price £395,000**



- End of terrace residence
- Three bedrooms
- Sought after location
- Good sized rear garden
- Backs on to Saltwood cricket club

**C.R. CHILD**  
EST. 1929 & PARTNERS. ESTATE AGENTS





Situated in Saltwood with its ever-popular primary school as well as secondary schooling, the village also offers the Castle hotel and public house, a newsagents, Parish church, village green and an active village hall. The pretty Cinque Port town of Hythe is a short drop down the hill and offers a good selection of independent shops, together with Waitrose, Aldi and Sainsbury's stores, the Royal Military Canal and seafront promenade offering pleasant walks. Sandling mainline railway station is within walking distance of an active walker and offers services to Ashford where you can change and access the high-speed train, which from Ashford has a travel time to London St Pancras in just thirty eight minutes. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car.

An end terraced three bedroom house residence situated in the beautiful village of Saltwood located in a crescent of houses. The accommodation comprises an entrance hall, living room, dining room, kitchen, lean-to and WC to the ground floor with three bedrooms and a bathroom to the first floor. The property enjoys a good sized rear garden backing onto the Saltwood Cricket Club with the added benefit of a private front garden laid to lawn. An early viewing comes highly recommended.



## GROUND FLOOR

### ENTRANCE HALL

with UPVC double glazed frosted front door, radiator, UPVC double glazed window to front, built in cupboard with hanging rail and shelving over, understairs storage cupboard

### LIVING ROOM

with radiator, UPVC double glazed windows overlooking rear garden, back boiler

### DINING ROOM

with UPVC double glazed windows overlooking front garden, radiator

### KITCHEN

with wood effect vinyl flooring, a selection of high and low level kitchen cabinets, laminate worktops, space and plumbing for washing machine, one bowl stainless steel sink, UPVC double glazed windows overlooking rear garden, freestanding oven with four ring gas hob and extractor fan over, localised tiling, space for freestanding fridge/freezer, radiator, larder cupboard with frosted UPVC double glazed window

### LEAN-TO

with tiled flooring, space for tumble dryer, glazed window to side, frosted UPVC double glazed door leading to rear garden

### WC

with tiled flooring, WC, frosted UPVC double glazed window to side

## FIRST FLOOR

### LANDING

with UPVC double glazed windows overlooking front, loft hatch

### BEDROOM

with UPVC double glazed window overlooking front, radiator, built in cupboard with hanging rail and shelving over

### BEDROOM

with UPVC double glazed windows overlooking rear garden, radiator

### BEDROOM

with UPVC double glazed window overlooking side, radiator, built in wardrobe with hanging rail and shelving over

### BATHROOM

with tile effect vinyl flooring, WC, hand basin with mixer taps over, panelled bath with electric shower over and glass shower screen, UPVC double glazed frosted window, radiator

### OUTSIDE

A key feature of the property is the beautiful front & rear gardens, to the rear there is a patio seating area leading onto the rest which is laid to lawn with a apple tree & selection of shrubs, bushes & planting, to the rear of the garden there is views overlooking Saltwood cricket club. Access is available down the side leading out the front garden which is laid to lawn with a low level open fence & path leading up to front door.

**Tenure** - Freehold

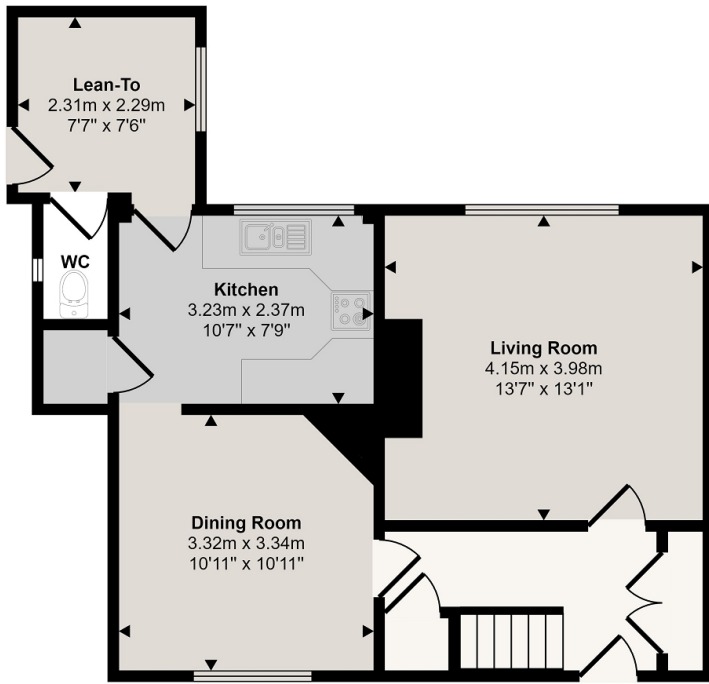
**Council tax** - Band C

**Local Authority** - Folkestone & Hythe District Council

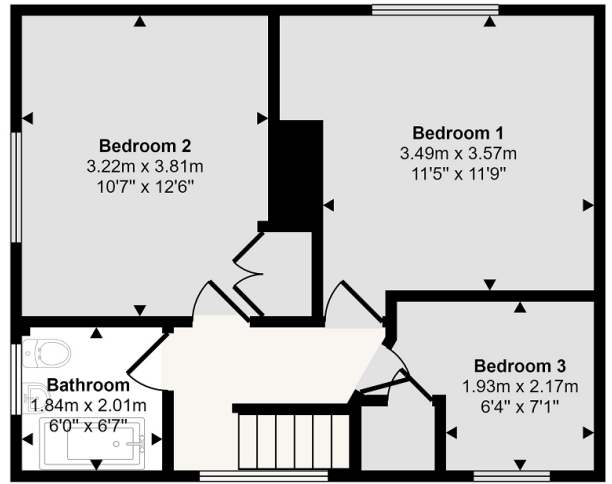




Approx Gross Internal Area  
98 sq m / 1057 sq ft



Ground Floor  
Approx 54 sq m / 581 sq ft



First Floor  
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

C.R. Child & Partners  
11 High Street, Hythe. CT21 5AD  
01303 267421  
properties@crchildandpartners.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.