



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **31 VICTORIA ROAD HYTHE**

**£485,000 Freehold**

This handsome detached house is situated in a particularly desirable location, on level ground, moments from the beach. The property offers well proportioned accommodation including a sitting room, spacious kitchen/dining room, cloakroom, 3 bedrooms and a bathroom. Courtyard garden to the rear & side. EPC D.



**31 Victoria Road  
Hythe  
CT21 6DR**

**Entrance Porch, Sitting Room, Kitchen/Dining Room, Cloakroom,  
Three Bedrooms, Bathroom  
Courtyard Garden**

**DESCRIPTION**

The result of an extensive programme of refurbishment and extension, this exceptionally well situated, detached house offers thoughtfully planned accommodation designed to compliment a modern lifestyle with a smart contemporary decorative theme throughout.

The accommodation comprises a sitting room, a generous kitchen/dining room with doors leading to the courtyard garden. There is also a cloakroom on the ground floor. On the first floor there are three bedrooms and a bathroom. The courtyard garden enjoys a sunny aspect and is delightfully secluded.

**SITUATION**

In Hythe's sought after Golden Triangle, Victoria Road is considered as one of Hythe's prime locations, very close to the prestigious Fisherman's Beach development and moments from the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of unspoilt shingle beaches. The house is also on a level approach to the Royal Military Canal and to the nearby bustling High Street which enjoys a variety of independent shops, boutiques, cafes, bars and restaurants. In addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. Hythe Bay Primary School is also very accessible. The larger town of Folkestone is around 5 miles and the Cathedral City of Canterbury is approximately 17 miles distant.

The area is fortunate in having particularly good communications with a main line railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via an obscured double glazed door with obscure double glazed windows to side, original timber door with decorative stained glass panels opening to:-

### **SITTING ROOM**

Staircase to 1st floor, fireplace recess inset with multi fuel woodburning stove, double glazed square bay window to front fitted with plantation style shutters, electric wall heater, access to under stairs storage cupboard and further storage cupboard, door to:-

### **KITCHEN/DINING ROOM**

A generous space well fitted with a comprehensive range of base cupboard and drawer units incorporating recess housing Beko washing machine, integrated dishwasher, square edged worktops inset with 1 ½ bowl sink and drainer unit with mixer tap, four burner Lamona induction hob with extractor hood above, coordinating upstands, coordinating wall cupboards, integrated double oven, further bank of full height storage cupboards with integrated fridge freezer (one housing microwave) attractive cast iron fireplace with fitted cupboards to alcoves at either side, double glazed windows to side and rear, double glazed doors opening to and overlooking the courtyard garden, tiled floor with underfloor heating, recessed lighting, door to:-

### **CLOAKROOM**

Low level WC, wash basin with mixer tap and vanity cupboard below, tiled splashback, wall mounted Valiant combination boiler, obscure

double glazed window to rear, tiled floor with underfloor heating.

### **FIRST FLOOR LANDING**

Double glazed window to side, access to loft space, recessed lighting, radiator.

### **BEDROOM ONE**

Double glazed window to front fitted with plantation style shutters, door to deep wardrobe cupboard, access to over stairs storage cupboard, radiator.

### **BEDROOM TWO**

Attractive original cast iron fireplace, window to side fitted with the plantation style shutters, radiator.

### **BEDROOM THREE**

Double glazed window to rear fitted with plantation style shutters, radiator.

### **BATHROOM**

Panelled bath with mixer tap and thermostatically controlled shower over, glazed shower screen, low-level WC, wash basin with mixer tap and vanity drawers beneath, tiled walls, obscure double glazed window, extractor fan, heated ladder rack towel rail, tiled floor.

**EPC Rating D.**

### **COUNCIL TAX**

Band C approx. £1952.91 (2023/24)  
Folkestone & Hythe District Council.

### **VIEWING**

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

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.








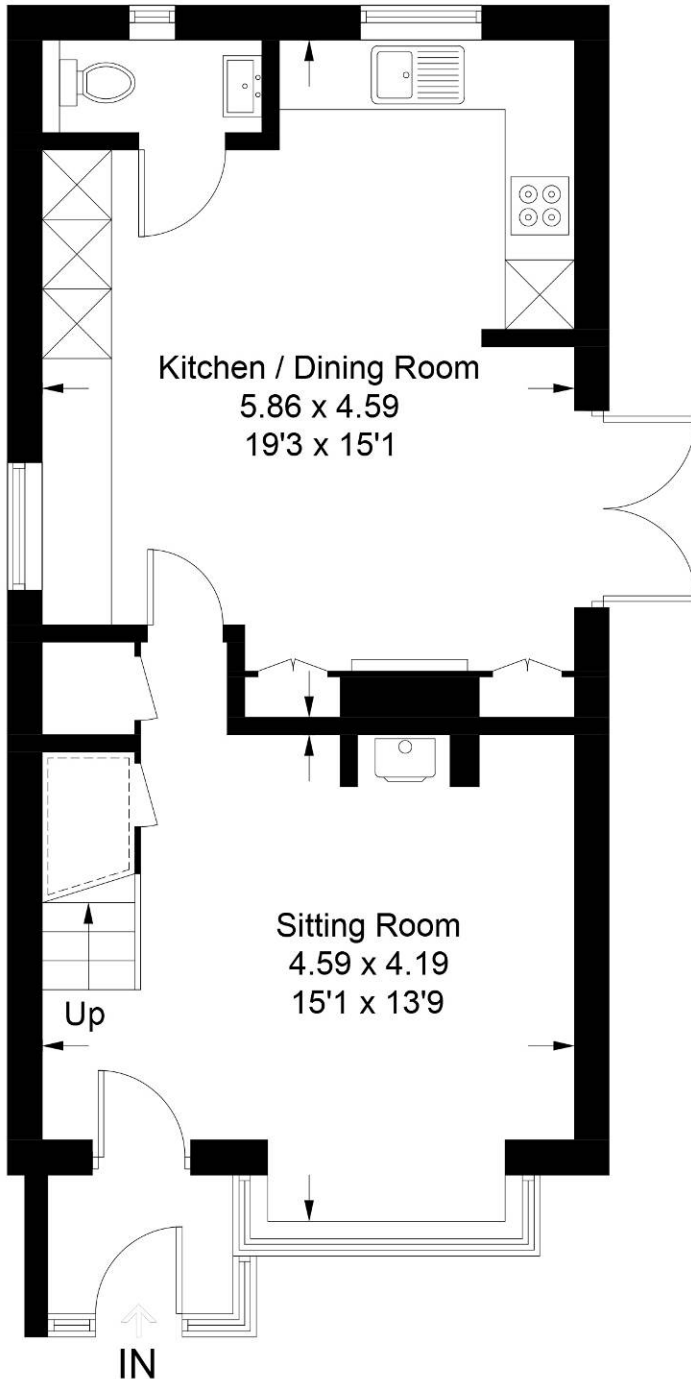
# Victoria Road, Hythe, CT21

Ground Floor = 47.8 sq m / 514 sq ft

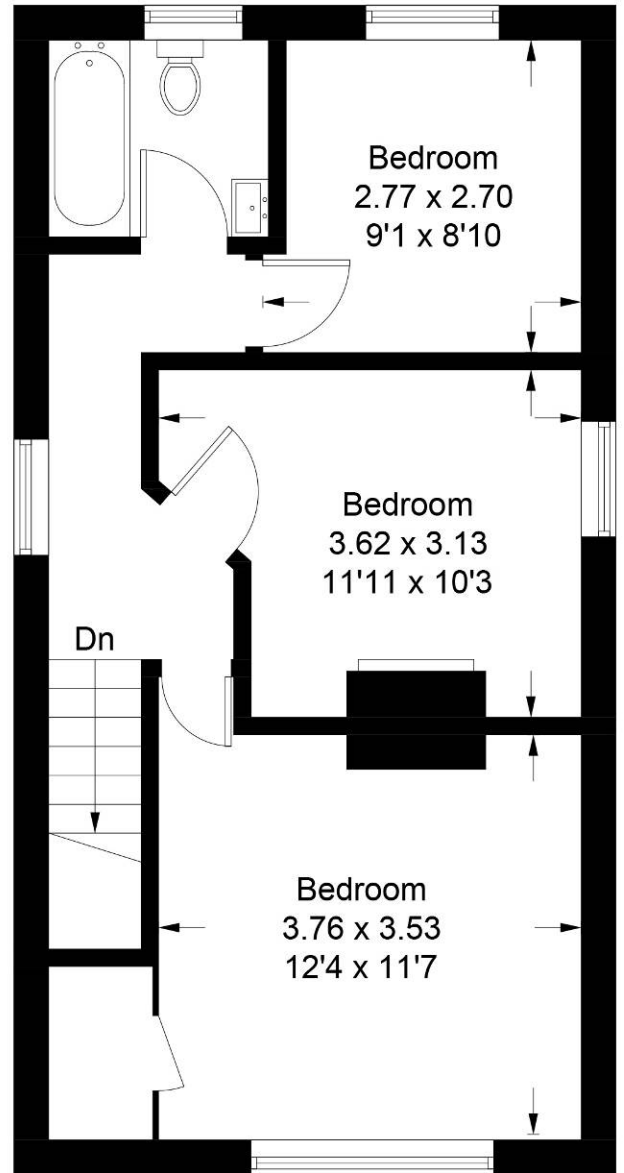
First Floor = 43.7 sq m / 470 sq ft

Total = 91.5 sq m / 984 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 © (ID953781)