



49 High Street, Hythe, Kent CT21 5AD



9 LIMES ROAD FOLKESTONE

£570,000 Freehold

This handsome Victorian house is well situated on a peaceful road on the cusp of Folkestone's sought after West End, seconds from Folkestone West Station. The well appointed accommodation includes 2 reception rooms, kitchen/breakfast room, utility room, 4 bedrooms (1 en-suite). Detached studio in the garden. EPC E.



9 Limes Road Folkestone CT19 4AU

**Entrance Porch, Entrance Hall open plan to Sitting Room, Dining Room,
Kitchen/Breakfast Room, Utility Room,
Four Bedrooms, one En-Suite, Bathroom, Separate W.C.,
South Facing Garden Incorporating A Studio with Shower Room,
Residents Parking Permits Are Available**

DESCRIPTION

This handsome semi-detached Victorian family house offers beautifully presented accommodation of particularly comfortable proportions. The house exudes charm and character with a wealth of original features throughout including fireplaces, joinery and architectural mouldings.

The accommodation, which totals approximately 2117 square feet (inclusive of the studio) comprises an elegant entrance hall which is open plan to the sitting room with its cosy open fire, a separate dining room opening onto the garden, smartly fitted kitchen leading to the utility room. Over the first and second floors the spacious landings open to four double bedrooms (one with en-suite shower room), a bathroom and separate w.c.

The house stands on a wide tree lined road where it is possible to obtain two residents permits for parking. There is also free on road parking at the rear of the house which is accessible from the beautiful south facing garden. Within the garden is a detached studio with en-suite shower room, perfect as guest accommodation, for those working from home or even as an Airbnb.

SITUATION

Limes Road is a particularly desirable address on the cusp of Folkestone's sought after West End within a short walk from Folkestone West Station (which is accessible from the back gate at the end of the garden) from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A ten minute walk from a regional centre of excellence for hockey and cricket, with a new athletics facility scheduled to be completed later this year. A wide range of sporting clubs can be found in the area, including watersports.

The chic coastal village of Sandgate is approximately 1 mile distant with its variety of cafes, bars and restaurants and the Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi) and various boutique shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and obscured double glazed door with double glazed fan light above, timber effect flooring, dado rail, deep moulded cornice, panelled and glazed door to:

ENTRANCE HALL

Timber effect flooring, staircase to the first floor with moulded handrail, block and turned banister rails and terminating in a coordinating newel post, deep moulded cornice, dado rail, obscured double glazed window to side, radiator, open plan to:

SITTING ROOM

Timber effect flooring, attractive stripped pine fireplace surround with cast-iron insert with provision for an open fire above a granite hearth, deep moulded cornice, decorative ceiling rose, bay with double glazed windows to front fitted with folding plantation style shutters, radiators.

DINING ROOM

Timber effect flooring, cast iron fireplace surround with tiled insert above a tiled hearth, deep moulded cornice, double glazed casement doors with double glazed fan light above and window to side opening to and overlooking the rear garden, radiator.

KITCHEN/BREAKFAST ROOM

Well fitted with a comprehensive range of base cupboard and drawer units incorporating space and plumbing for dishwasher and freestanding Rangemaster electric stove, square edged granite worktops under mounted with twin ceramic Butlers sink with mixer tap, tiled splashback, coordinating wall cupboards, tiled floor, double glazed window to side, radiator, access to deep understairs storage cupboard, door to:

UTILITY ROOM

Base cupboards with recesses and provision for washing machine, tumble dryer and wine fridge, square edged granite worktops inset with stainless steel circular sink and drainer unit with mixer tap, tiled splashbacks, coordinating wall cupboards, space for American style freestanding fridge/freezer, tiled floor, obscured double glazed window and door to garden.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, built-in storage cupboard, double glazed window to side, radiator, doors to:

BEDROOM

Polished timber floor boards, range of built-in wardrobe cupboards with panelled pine doors, original marble fireplace surround with cast-iron and tiled insert above a tiled hearth, bay with double glazed windows to front, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure fitted with thermostatically controlled rain-head shower with separate handheld attachment, low-level WC, pedestal wash basin, tiled floor, walls tiled to half height, obscured double glazed window to front, extractor fan, heated ladder rack towel rail.

BEDROOM

Original built-in storage cupboard, polished timber floorboards, double glazed window to rear, radiator.

BATHROOM

Freestanding bath raised on ball and claw feet and fitted with mixer tap with handheld shower, tiled shower enclosure with thermostatically controlled shower, pedestal wash basin with tiled splashback, obscured double glazed window to rear, radiator.

SEPARATE WC

Original style low-level WC with timber lid and high-level Catchpole and Rye System, encaustic tiled floor, tiled walls, obscure double glazed window to side.

SECOND FLOOR LANDING

Access to loft space from mezzanine landing, double glazed window to side, access to main loft space, doors to:

BEDROOM

Polished timber floor boards throughout access to eaves storage cupboard, double glazed picture window to front enjoying views to The Downs, radiators.



BEDROOM

Access to eaves storage, dormer with double glazed window to rear overlooking the garden, radiator.

OUTSIDE

FRONT GARDEN

To the front of the house the garden is set behind railings and is topped in slate chippings for ease of maintenance with a flight of steps and pathway leading to the front door. The path continues to a personal gate at the side of the property leading to the:

REAR GARDEN

Directly to the rear of the house is a decked terrace extending to the remainder of the garden which is level and laid to lawn. To the far end are tiered borders planted with a variety of shrubs and other plants where a flight of steps leads to the rear access providing direct access to Folkestone West mainline railway station. To the side of the steps is a timber framed storage shed.

STUDIO

A solidly constructed building beneath a pitched tiled roof.

OPEN PLAN LIVING SPACE

Polished timber flooring, recessed lighting, kitchenette with base cupboards incorporating integrated fridge, square edged timber worktop inset with stainless steel sink with mixer tap and tiled splashbacks, coordinating wall cupboard with integrated microwave to side, full height shelved storage cupboard, bi-folding double glazed doors to garden, door to:

SHOWER ROOM

Fitted with a contemporary suite comprising a tiled shower enclosure with thermostatically controlled shower, low-level WC with concealed cistern and vanity cupboard to side with preformed wash basin above, mixer tap, timber floor, walls tiled to half height, recessed lighting, extractor fan.

EPC Rating Band E

COUNCIL TAX

Band D approx. £2134.92 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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




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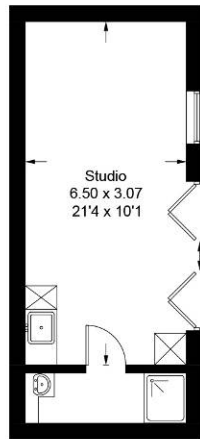


Limes Road, Folkestone, CT19

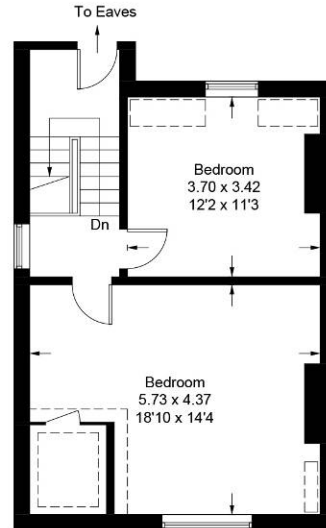
Approximate Gross Internal Area
 Ground Floor = 68.4 sq m / 736 sq ft
 First Floor = 59.7 sq m / 643 sq ft
 Second Floor = 45.0 sq m / 484 sq ft
 Studio = 23.6 sq m / 254 sq ft
 Total = 196.7 sq m / 2117 sq ft



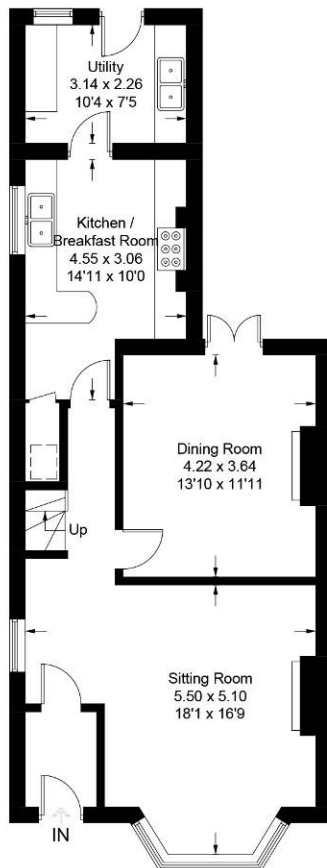
 = Reduced headroom below 1.5m / 5'0"



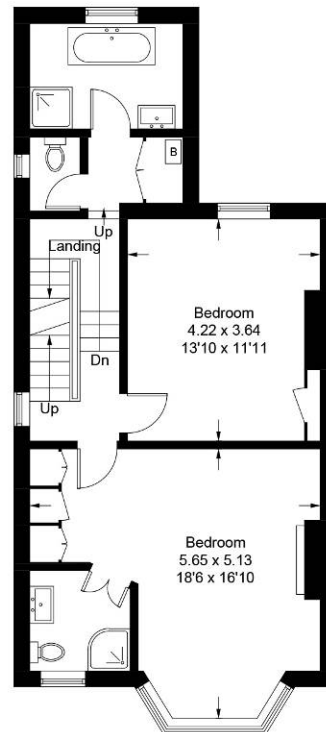
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

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