



49 High Street, Hythe, Kent CT21 5AD



92 ROYAL MILITARY AVENUE, FOLKESTONE

£325,000 Freehold

Situated on a wide tree lined avenue in a popular location, this period property offers attractively presented, light and airy accommodation of comfortable proportions, Sitting room open plan to dining room, smartly fitted kitchen, 2-3 bedrooms, first floor bathroom, useful attic room, pretty garden. EPC D



**92 Royal Military Avenue,
Folkestone CT20 3EJ**

**Entrance Hall, Sitting Room open plan to Dining Room, Kitchen,
Two Bedrooms, Study (potential third bedroom), Bathroom,
Useful Attic Room,
Pretty Rear Garden**

DESCRIPTION

Well situated on this sought after, wide tree lined avenue, this pretty period house has been well maintained and much improved by the current owners. It offers attractively presented, light and airy accommodation which is of particularly comfortable proportions.

The accommodation includes an entrance hall leading to the dining room which overlooks the rear garden and is open plan to the sitting room with its cosy wood burning stove. There is a smartly fitted kitchen to the rear which includes the free standing appliances. On the first floor there are two double bedrooms and a study beyond which is the bathroom. There is also a useful attic room.

The garden to the rear of the property is delightful having been thoughtfully planted for year round interest and provide a very pleasant environment for alfresco entertaining.

SITUATION

Royal Military Avenue is a popular address within this sought after area, close to Cheriton High Street and being less than a mile from Folkestone West Station 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.

Cheriton enjoys a good range of local amenities including local shops and cafes, a Co-op and a BP Station incorporating an M&S Simply Food Store. There are other major supermarkets nearby. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is accessible and from here 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 good schools in the vicinity, including boys' and girls' grammar schools, the new Turner Academy and Morehall Primary School.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate).



The accommodation comprises:

ENTRANCE HALL

Entered via a UPVC and obscured stained glass panelled door with double glazed fan light above, timber effect flooring, staircase to 1st floor with accessed under stairs storage cupboards, door to:

DINING ROOM

Timber effect flooring, double glazed window to rear overlooking the garden, radiator, open plan to:

SITTING ROOM

Wood burning stove set within a brick fireplace recess over a tiled hearth, bay with double glazed windows to front, radiators.

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating spaces housing Beko washing machine and Kenwood dishwasher, Smeg dual fuel cooker, worktops inset with sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards, one housing the wall mounted Worcester gas fired boiler, stainless steel and glazed extractor hood above the cooker, full height pull-out shelved larder cupboard, freestanding Hotpoint fridge/freezer, recessed lighting, double glazed windows to side and rear overlooking the garden, timber panelled and glazed door to garden, radiator.

FIRST FLOOR LANDING

Ladder staircase to attic room, doors to:

BEDROOM ONE

Timber effect flooring, pair of built-in wardrobe cupboards, pair of double glazed windows to front, radiator.

BEDROOM TWO

Double glazed window to rear, radiator.

STUDY

Built-in shelved storage cupboard, access to loft space, double glazed window to side, radiator, door to:

BATHROOM

Twin ended panelled bath set within a tiled surround with separate thermostatically controlled shower, pedestal wash basin, low-level WC, double glazed window to rear overlooking the garden, radiator.

ATTIC ROOM

The attic room is approached via a ladder style staircase, has a vaulted ceiling, access to ample eaves storage, Velux rooflights to front and rear, radiator.

FRONT GARDEN

The garden to the front of the property is set behind a low brick built wall and is predominantly paved for ease of maintenance with a pathway leading to the open porch and front door.

REAR GARDEN

Directly to the rear of the house is an attractive paved patio area, a central pathway leads to further area of lawn, passing by a timber framed garden shed, a shallow vegetable bed and finally to a further paved terrace designed to capture the evening sun. A personal gate gives access to the rear walkway.

EPC Rating D

COUNCIL TAX

Band B approx. £1741.18 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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



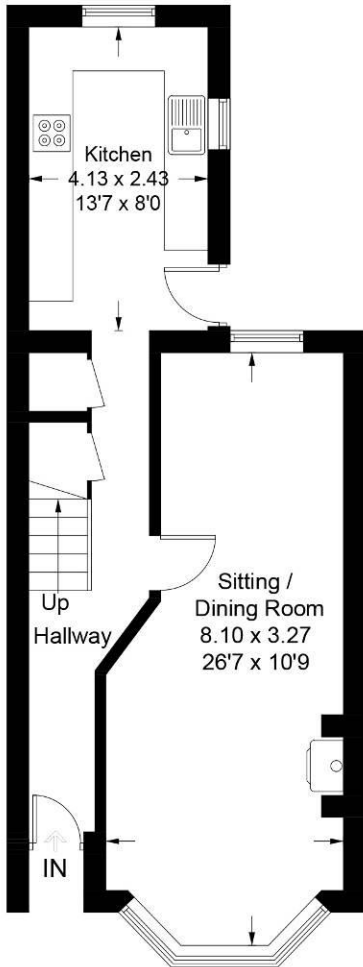




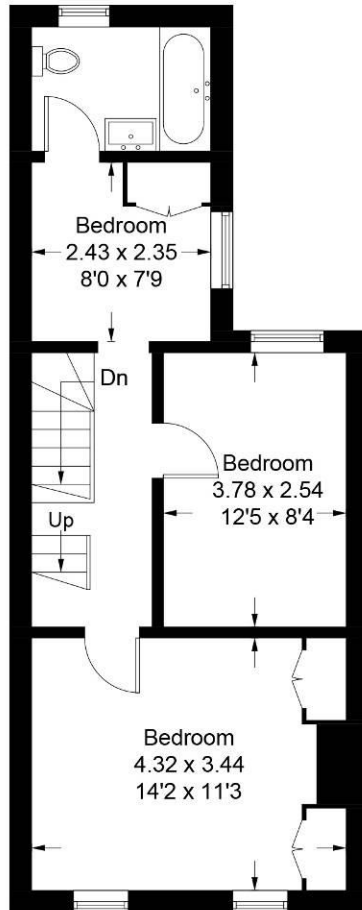
Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made 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.

Royal Military Avenue, Folkestone, CT20

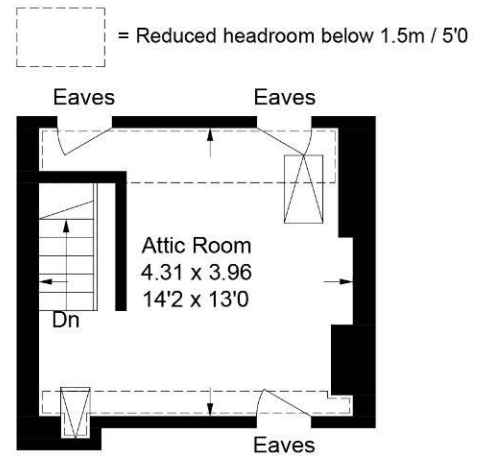
Approximate Gross Internal Area
Ground Floor = 43.3 sq m / 466 sq ft
First Floor = 42.5 sq m / 457 sq ft
Second Floor = 17.1 sq m / 184 sq ft
Total = 102.9 sq m / 1107 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID968969)