LAWRENCE & Co
- of Hythe -

49 High Street, Hythe, Kent CT21 5AD

10 VICTORIA AVENUE HYTHE

£315,000 Freehold

An attractive period house offering comfortable two bedroom, two reception accommodation together with kitchen, bathroom and useful attic room. Delightful west facing courtyard garden. The property is situated in a sought after residential location in a no-through road, close to the the town centre. EPC D.

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10 Victoria Avenue
Hythe
CT21 6JG

Entrabce Porch, Sitting Room, Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Attic room, West Facing Rear Courtyard Garden

DESCRIPTION

Situated on a peaceful cul-de-sac, minutes from the town centre and forming part of a terrace of similarly attractive properties, this pretty period house offers bright and airy, comfortably proportioned accommodation and includes a sitting room, dining room, well fitted kitchen, two double bedrooms, bathroom and useful attic room.

The sunny south west facing rear garden provides a pleasant space for alfresco dining, a brick-built workshop and there is readily available on-street parking at the front of the house.

SITUATION

The property is situated in a well regarded cul-de-sac on level ground, within a short walk of the town centre with its busy High Street, 4 supermarkets (including Waitrose & Sainsbury) and range of independent shops, boutiques, cafes, restaurants, and doctors surgeries. The attractive unspoilt seafront and beach is also within reasonable walking distance and the historic Royal Military Canal is just over the road. There is a wide range of sporting and leisure facilities available nearby, including the Hotel Imperial Leisure Centre (which is virtually on the door step), cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

The area is fortunate in having particularly good communications as there is a main line railway station and access points for the M20 motorway (Junctions 11 and 12) only 3 and 4 miles away respectively, making it possible to reach Central London within about 1½ hours by both road and rail. The Channel Tunnel Terminal, with regular shuttle services to the Continent, is only just over three miles away and Ashford International Passenger Terminal with regular Eurostar services to Paris & Brussels (both 2 hours) is only 20 minutes by car. Folkestone West (approx. 5 miles distant) offers a high-speed service to London St Pancras with journey times of under an hour. The ferry port of Dover is 12 miles away. (All distances are approximate).

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The accommodation comprises:

ENTRANCE PORCH
Entered via a double glazed door with windows to either side, tiled floor, door to:-

SITTING ROOM
Feature brick fireplace with shelved alcoves to either side, double glazed window to front, coved ceiling, radiator, timber effect flooring, door to:-

INNER HALLWAY
staircase to 1st floor, wood effect flooring, door through to:-

DINING ROOM
Access to understairs storage cupboard, double glazed window overlooking the rear courtyard garden, coved ceiling, radiator, door to:-

KITCHEN
Well fitted with a range of base cupboard and drawer units incorporating slimline integrated dishwasher, worksurface inset with 1 ½ bowl stainless steel sink and drainer unit with mixer tap, electric hob with extractor fan above, tiled splashback, coordinating wall cupboards, full height cupboards incorporating integrated stoves double oven and integrated fridge and freezer, coordinating breakfast bar, radiator, double glazed windows to rear and side, tiled walls, tiled floor, double glazed door giving access to the rear garden.

FIRST FLOOR LANDING
Coved ceiling, door to:-

BEDROOM 1
Fitted wardrobe cupboards, double glazed window to front, coved ceiling, door giving access to stairs to useful attic room, radiator.

BEDROOM 2
Fitted wardrobe cupboards, coved ceiling, double glazed window overlooking the garden, radiator.

BATHROOM
Access to cupboard housing wall mounted Worcester gas boiler, bath set into tiled surround with mixer tap and handheld shower attachment, obscure double glazed window, wash basin set into worksurface with vanity cupboards below, low-level WC with concealed cistern, access to loft space, tiled walls, extractor fan, radiator.

ATTIC ROOM
Accessed via a door and staircase from bedroom 1, eaves storage, roof light.

OUTSIDE
FRONT
The garden to the front of the property is set behind a low brick built wall and is entered via a wrought iron gate. It is predominantly paved for ease of maintenance with a raised border planted with a variety of shrubs, herbaceous and other plants.
REAR
Directly to the rear of the property a paved courtyard leads to a walkway running across the rear of the terrace over which the neighbouring properties enjoy a right of access. Beyond this is the main section of the garden which is enclosed to one side by timber panelled fencing, the second by a low level decorative concrete wall and to the far end by a substantial brick built workshop, with power and lighting. There are borders stocked with a variety of shrubs and other plants. Timber framed shed.

NB. There is a shared right of access for the benefit of No.10 and all neighbouring properties running along the back of the property.

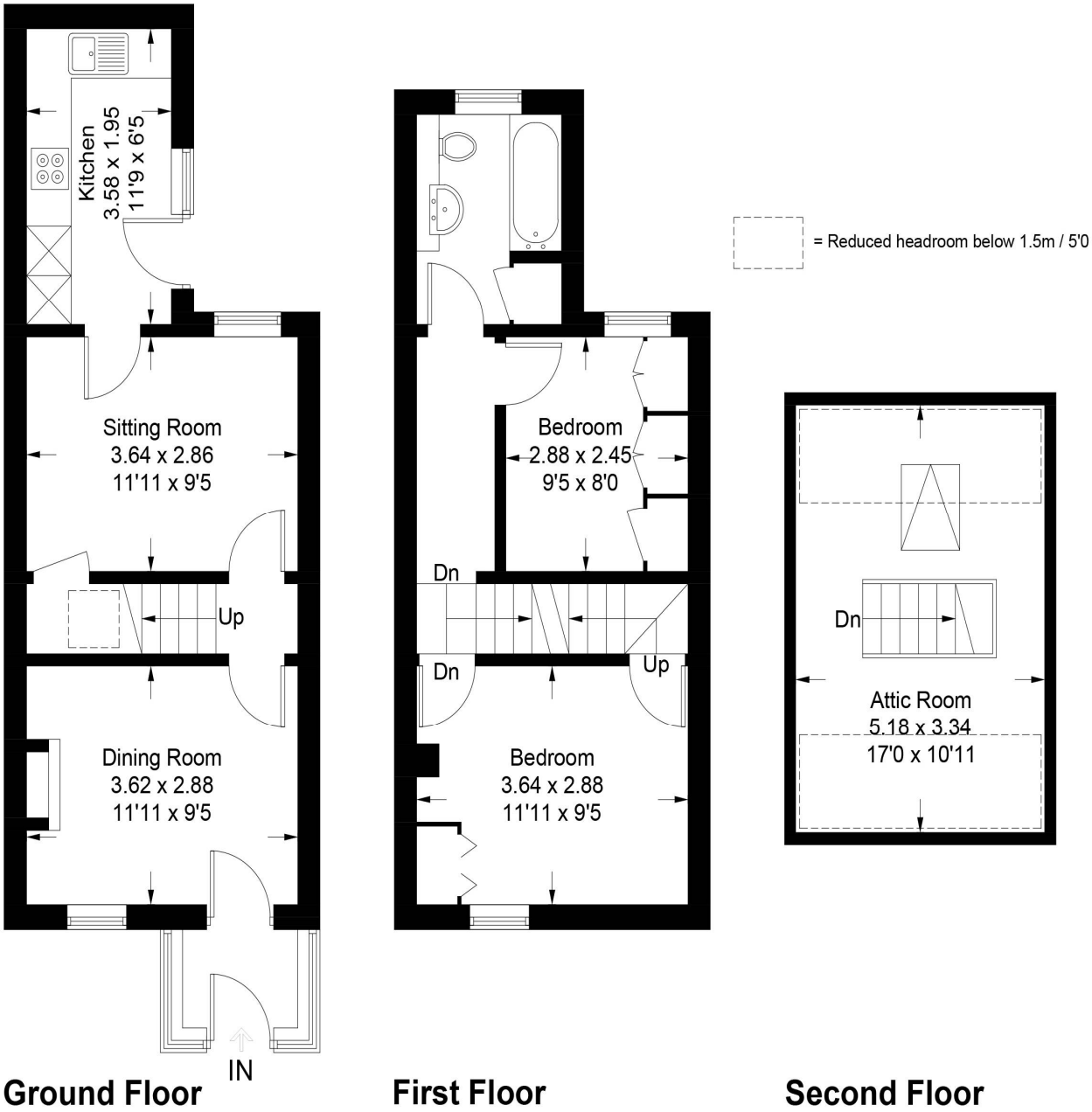
EPC Rating D

COUNCIL TAX
Band B approx. £1949.68 (2026/27) Folkestone & Hythe District Council.

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

Victoria Avenue, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 35.1 sq m / 378 sq ft
First Floor = 30.4 sq m / 327 sq ft
Second Floor = 17.4 sq m / 187 sq ft
Total = 82.9 sq m / 892 sq ft



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