



49 High Street, Hythe, Kent CT21 5AD



11 VICTORIA AVENUE HYTHE

£350,000 Freehold
NO ONWARD CHAIN

The subject of a recent refurbishment executed to an exacting standard, a stunning end of terrace period property in a sought after central location. The accommodation includes a sitting room, kitchen/dining room, utility, shower room, two double bedrooms and a garden. EPC tbc.



**11 Victoria Avenue
Hythe
CT21 6JG**

**Sitting Room, Kitchen/Dining Room, Shower Room,
Two Double Bedrooms,
Front & Rear Garden**

DESCRIPTION

This charming period cottage has recently been the subject of a full programme of refurbishment and repair. The property has quite literally been stripped back to the brick work and now benefits from new floors, plasterwork, double glazing, insulation, guttering and fascias, central heating system and plumbing, a full rewire and of course, a sleek modern kitchen and shower room. The project has been completed to a high standard with meticulous attention to detail throughout and benefits from a 25 year damp proof guarantee.

The property enjoys impeccably presented, comfortable accommodation comprising a sitting room, kitchen/dining room, rear lobby with utility area and door to the garden and a smartly fitted shower room. The first floor comprises two double bedrooms.

To the rear of the property is a garden with timber shed 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, cricket, lawn tennis, bowls, 2 golf courses and sailing clubs, etc., many of which are a short walk along the canal bank.

There are bus stops close by with local services to Folkestone, Ashford, Romney Marsh, etc. and Hythe is very conveniently located for easy access to the M20 (Junction 11 - 4 miles), Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (11 miles). Sandling main line railway station, approximately 2½ miles away on the outskirts of Saltwood, offers regular commuter services to London and High Speed trains to London St Pancras are available from Folkestone and Ashford with journey times of under an hour.



The accommodation comprises:

SITTING ROOM

Entered via a composite door, double glazed sash window to front, timber effect flooring, radiator, door to:

KITCHEN/DINING ROOM

Staircase to 1st floor, range of base cupboard and drawer units incorporating integrated dishwasher, square edged quartz effect work surface inset with sink and drainer unit with mixer tap, induction hob, coordinating up stands, coordinating wall cupboards, access to understairs storage cupboard, recessed lighting, timber effect flooring, radiator, open through to:

REAR LOBBY/UTILITY AREA

Square edged quartz effect work surface with cupboard beneath and recess and plumbing for washing machine, coordinating wall cupboard housing the Alpha gas boiler, timber effect flooring, double glazed door to rear garden, pocket sliding door to:

SHOWER ROOM

Walk-in twin size shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, low-level WC with concealed cistern, wash basin with mixer tap and vanity cupboard below, heated ladder towel rail, opaque double glazed window to rear, extractor fan, timber effect flooring.

FIRST FLOOR LANDING

Doors to:

BEDROOM 1

Double glazed sash window to front, radiator.

BEDROOM 2

Access to loft space, double glazed sash window to rear, radiator.

OUTSIDE

REAR GARDEN

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 well enclosed by low level fencing and predominantly paved for ease of maintenance. Storage shed & timber framed shed.

FRONT GARDEN

The garden to the front is paved for ease of maintenance and set behind a low brick built wall.

NB. There is a shared right of access for the benefit of No.11 and all neighbouring properties running along the back of the property.

EPC Rating tbc

COUNCIL TAX

Band B approx. £1788.63 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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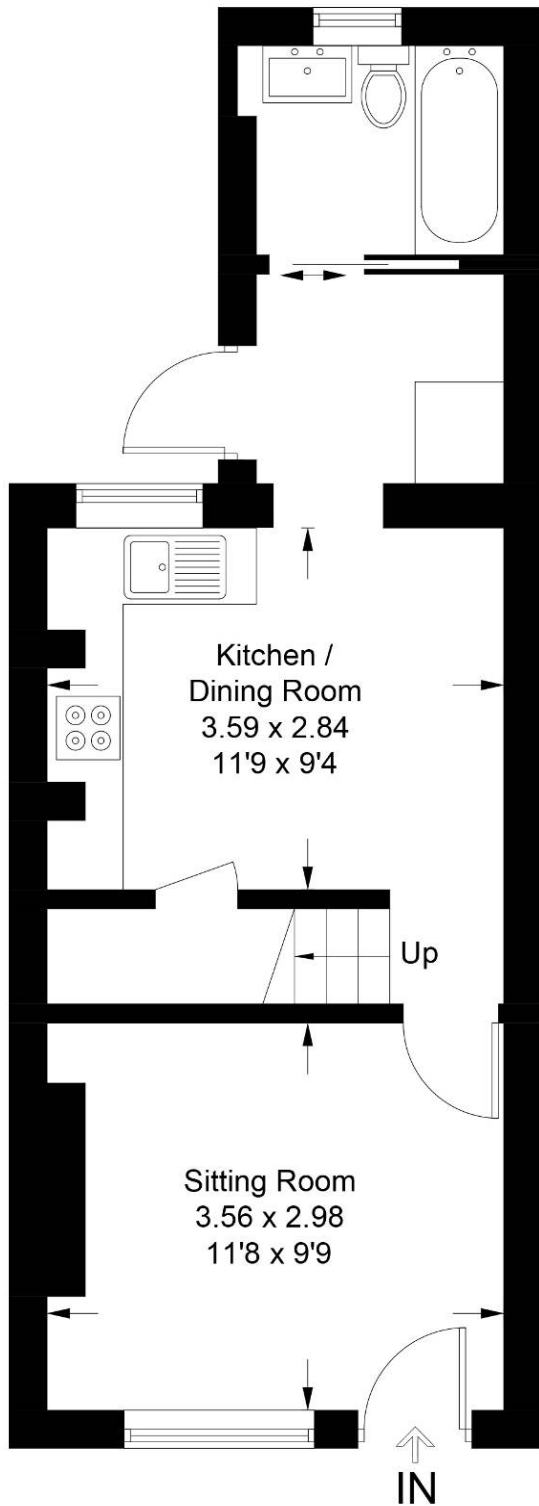




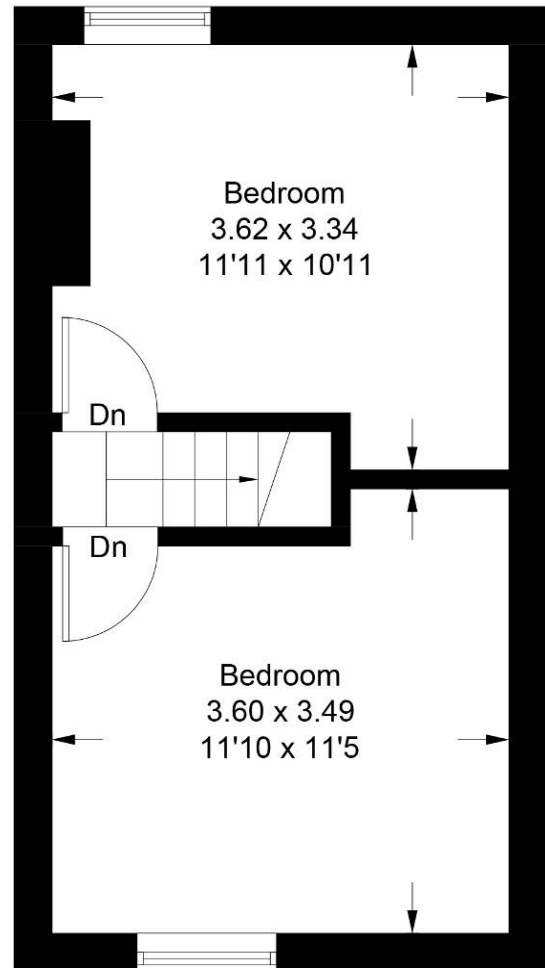


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Approximate Gross Internal Area
Ground Floor = 32.7 sq m / 352 sq ft
First Floor = 25.2 sq m / 271 sq ft
Total = 57.9 sq m / 623 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1170706)