



49 High Street, Hythe, Kent CT21 5AD



**LANGFORD LODGE,  
17 VICTORIA ROAD,**

**£450,000 Freehold**

In a prime location, moments from the beach and a short stroll from the town centre, this beautiful period house exudes originality, charm and character throughout its 2 adjoining reception rooms, kitchen/breakfast room and 3 bedrooms. There is also a pretty courtyard garden which incorporates a guest annexe. EPC D



**Langford Lodge,  
17 Victoria Road, Hythe CT21 6DR**

**Entrance Hall, Sitting Room, Dining Room,  
Kitchen/Breakfast Room, Cloakroom,  
Three Bedrooms, Shower Room, Additional Shower,  
Fully Lined and Boarded Attic Space,  
Guest Annexe with En-Suite Shower Room, Pretty Courtyard Garden**

**DESCRIPTION**

This well situated period house exudes charm and character throughout the interior and boasts a wealth of original features including fireplaces, joinery and architectural mouldings. The property enjoys elegantly proportioned accommodation which comprises a welcoming entrance hall leading to the sitting room with its impressive original marble fireplace and which is open plan to the dining room. Beyond this is a charming kitchen/breakfast room which is in part set beneath a double glazed roof and has casement doors which unite the space with the garden. There is also a cloakroom on the ground floor. The first floor comprises three comfortable bedrooms, a shower room and an additional shower.

To the front of the house there is a pretty garden and to the rear, an enchanting courtyard garden, the perfect environment for alfresco dining and entertaining. At the end of the garden there is a detached guest annexe with en-suite shower room. This lovely space could be equally well suited to use as a home office, gym or studio.

**SITUATION**

Victoria Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman's Beach or in style at The Waterfront Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boys and girls grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

The accommodation comprises:

**ENTRANCE HALL**

Entered via a panelled door with leaded and stained glass lights with glazed fanlight above depicting the name Langford Lodge, polished timber floorboards, dado rail, staircase to

first floor with polished timber moulded handrail, square banister rails and terminating in a turned newel post, access to understairs storage cupboard, radiator, doors to:





### **SITTING ROOM**

Attractive marble fireplace surround with cast iron insert with provision for an open fire, polished timber floorboards, deep moulded cornice, decorative ceiling rose, bay with timber framed and double glazed sash windows to front, radiator, square archway leading to:

### **DINING ROOM**

Attractive stripped pine fireplace surround with cast iron insert and low level stripped pine cabinets to either side, polished timber floorboards, radiator, glazed double doors to:

### **KITCHEN**

Set beneath a double glazed roof with timber framed and double glazed casement doors opening to and overlooking the rear garden, the kitchen is well fitted with a range of base cupboard and drawer units incorporating recesses and plumbing for washing machine and slimline dishwasher, square edged wood block work surfaces inset with ceramic sink and drainer unit with mixer tap and four burner halogen hob with tiled splashback, coordinating wall cupboards and stainless steel extractor hood above the hob, integrated eye level double oven/grill, space for freestanding fridge/freezer, open plan to:

### **BREAKFAST ROOM**

Tiled floor, former fireplace recess which is mirrored, double glazed window to rear overlooking the garden, radiator, further column radiator.

### **CLOAKROOM**

Low-level w.c., corner wash basin with tiled splashback, shelved recess, recessed lighting.

### **FIRST FLOOR LANDING**

Set beneath a double glazed Velux rooflight, folding doors giving access to shelved linen cupboard, further built-in storage cupboard, access to **fully lined and boarded loft space with Velux rooflight** to rear via a hatch fitted with a loft ladder, doors to:

### **BEDROOM**

Painted fireplace surround with cast iron insert, built-in wardrobe cupboard, double glazed sash window to rear with half height folding plantation style shutters, radiator.

### **BEDROOM**

Painted fireplace surround with cast iron insert, built-in wardrobe cupboard, double glazed window to front, radiator.

### **BEDROOM**

Timber effect flooring, door to deep wardrobe cupboard, double glazed sash window to front, radiator.

### **SHOWER ROOM**

Tiled shower enclosure fitted with monsoon shower with separate handheld attachment, low-level w.c., pedestal wash basin with tiled and mirrored splashback, cupboard housing wall-mounted Vaillant gas-fired boiler, obscured double glazed window to side, heated ladder rack towel rail.

### **SHOWER ROOM**

Tiled shower enclosure fitted with Aqualisa shower, window to side, extractor fan, recessed lighting.

### **OUTSIDE**

#### **FRONT GARDEN**

The garden to the front of the property is set behind a low rendered wall and is entered via a picket gate which opens to a block paved pathway to the open porch. The garden is in part block paved with the remainder being topped in shingle for ease of maintenance.

## REAR GARDEN

Directly to the rear of the house is a block paved terrace where there is a timber framed storage shed, outside tap and gate giving access across the rear of the neighbouring property, returning to Victoria Road. Two steps lead beneath a latticework pergola supporting a well trained ceanothus to a further terrace which is tiled, paved and enclosed by timber panelled fencing and brick built walls. A shallow border is planted with a palm, cordyline, bamboo and hydrangea amongst others. To the end of the garden is:

## THE GUEST ANNEXE

Of timber framed construction and being fully lined and insulated, the annexe is entered via a pair of double glazed sliding doors, timber effect flooring, pair of wall light points, obscured double glazed window to side, door to:

## SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level w.c., wash basin with mixer tap and vanity cupboard below, timber effect flooring, tiled walls, double glazed window to side, heated ladder rack towel rail.

## EPC Rating Band D

## COUNCIL TAX

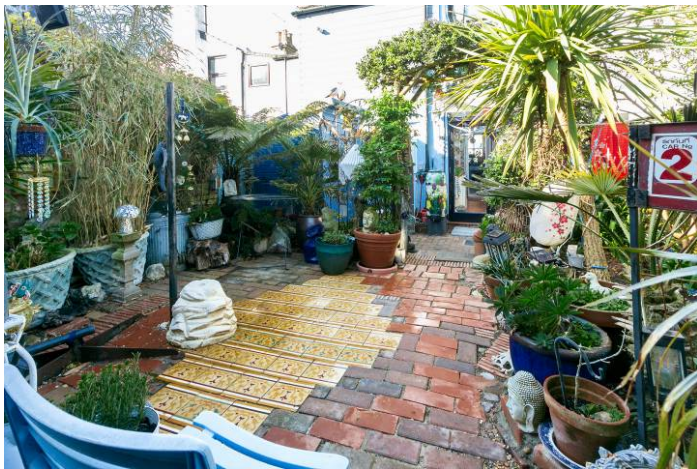
Band C approx. £2141.43 (2024/25)  
Folkestone & Hythe District Council.

## VIEWING

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



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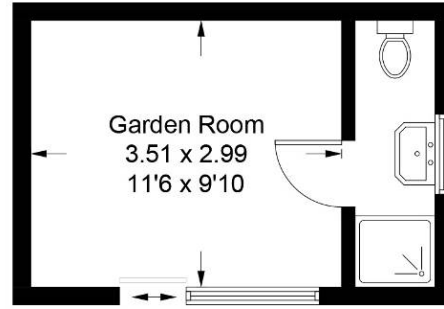


# Victoria Road, Hythe, CT21

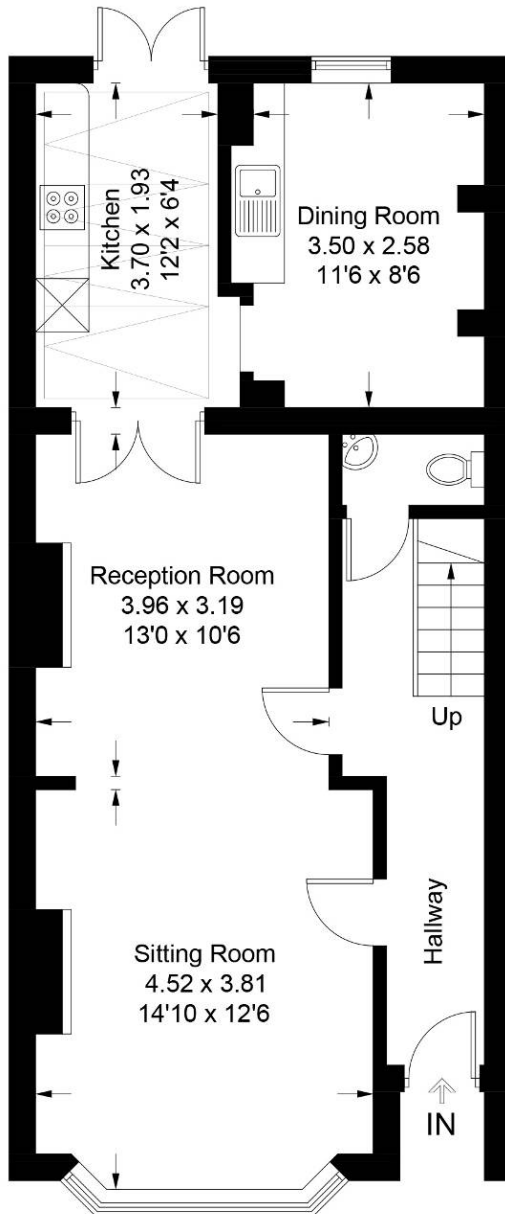
Approximate Gross Internal Area = 113.1 sq m / 1217 sq ft

Outbuilding = 13.6 sq m / 146 sq ft

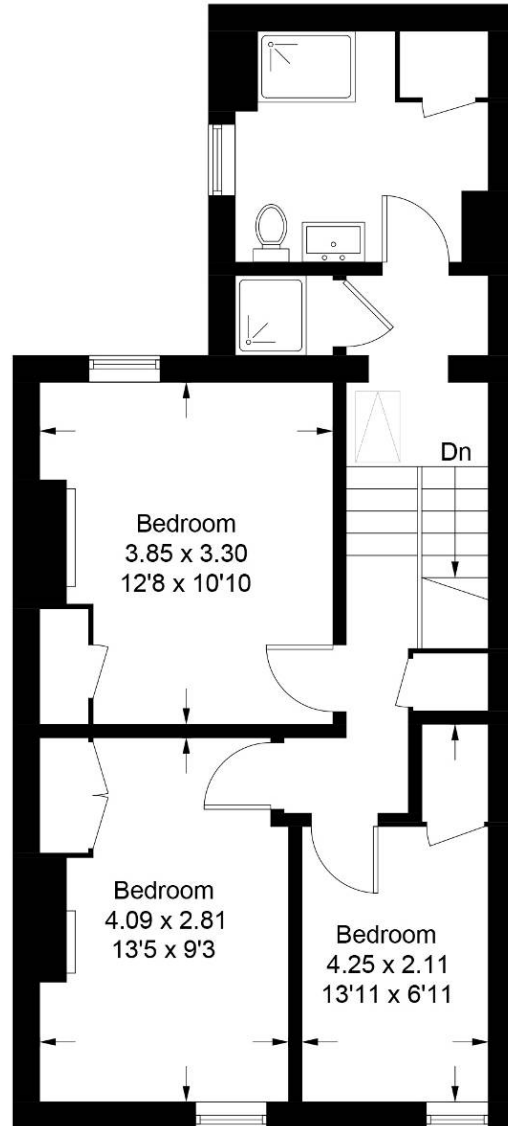
Total = 126.7 sq m / 1363 sq ft



(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1189186)