



49 High Street, Hythe, Kent CT21 5AD



**26 VALEBROOK CLOSE,
FOLKESTONE**

**£325,000 Freehold
No Onward Chain**

Situated on a popular cul-de-sac, this generally well presented, comfortably proportioned 2 bedroom semi-detached bungalow is being offered for sale with the benefit of no onward chain. It also offers the potential for an attic conversion (subject to all relevant approvals). Garage, parking and tiered garden to rear. EPC D



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26 Valebrook Close, Folkestone CT20 3JW

Entrance Hall, Sitting Room, Kitchen, Two Double Bedrooms, Shower Room, Garage, Parking, Gardens to Front and Rear

DESCRIPTION

This well situated semi detached bungalow offer attractively presented accommodation which is of comfortable proportions. It also offers considerable scope for an attic conversion should additional accommodation be required (subject to all relevant consents and approvals being obtained).

The accommodation comprises an entrance hall leading to the generous sitting room, kitchen, two double bedrooms, one leading to the garden, and stylish shower room with an installation by Spencer Designs.

Outside there is a pretty front garden incorporating a driveway which provides parking and access to the attached garage. From here a door opens to the rear garden which is delightfully secluded and tiered over a few levels.

The property is being sold with the benefit of no onward chain.

SITUATION

Valebrook Close is a popular address in a convenient location within a short walk of local amenities at Cheriton with its thriving High Street, and a reasonable walk from Folkestone West 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 relatively nearby 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 2 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 HALL

Entered via a upvc and obscured double glazed door, access to loft space, radiator, doors to:

SITTING ROOM

Coved ceiling, double glazed window to front overlooking the garden, radiator.

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine and recesses for freestanding fridge and freezer, roll top work surfaces inset with stainless steel sink and drainer with mixer tap and four burner gas hob, tiled splashbacks, coordinating wall cupboards, wall mounted Worcester gas-fired boiler, full height storage cupboard, double glazed window to front, upvc and obscured double glazed door to side.

BEDROOM

Well fitted with a comprehensive range of Sharps wardrobe cupboards with corner display shelving, coordinating bedside cabinets and dressing table, double glazed window to rear overlooking the garden, radiator.

BEDROOM

Fitted wardrobe cupboards, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

SHOWER ROOM

Walk-in twin sized shower enclosure fitted with thermostatically controlled shower and shower seat, wall hung wc with concealed cistern, wash basin with vanity cupboard below and mixer tap with illuminated mirror

above, tiled floor, tiled walls, recessed lighting, extractor fan, obscured double glazed window to side, wall mounted heated ladder rack towel rail.

OUTSIDE

FRONT GARDEN

the garden to the front of the property incorporates a driveway providing off-road parking and access to the garage with the remainder of the garden being laid mainly to lawn surrounded by borders planted with a variety of shrubs, herbaceous and other plants including peony, roses and choisya, amongst others. Three steps lead up to the front door.

REAR GARDEN

The garden to the rear of the property incorporates a shallow paved terrace spanning the width of the property and giving rear access to the garage and from here steps lead up to a level area of lawn with an aluminium framed greenhouse and various shrubs including fuchsia, lavender and roses. Beyond the lawn the garden slopes upwards away from the property and is planted with a variety of shrubs and other plants.

GARAGE up and over door to front personal door and window to side, power and light.

EPC Rating Band D

COUNCIL TAX

Band C approx. £2,181.51 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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







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Valebrook Close, Seabrook, CT20

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft

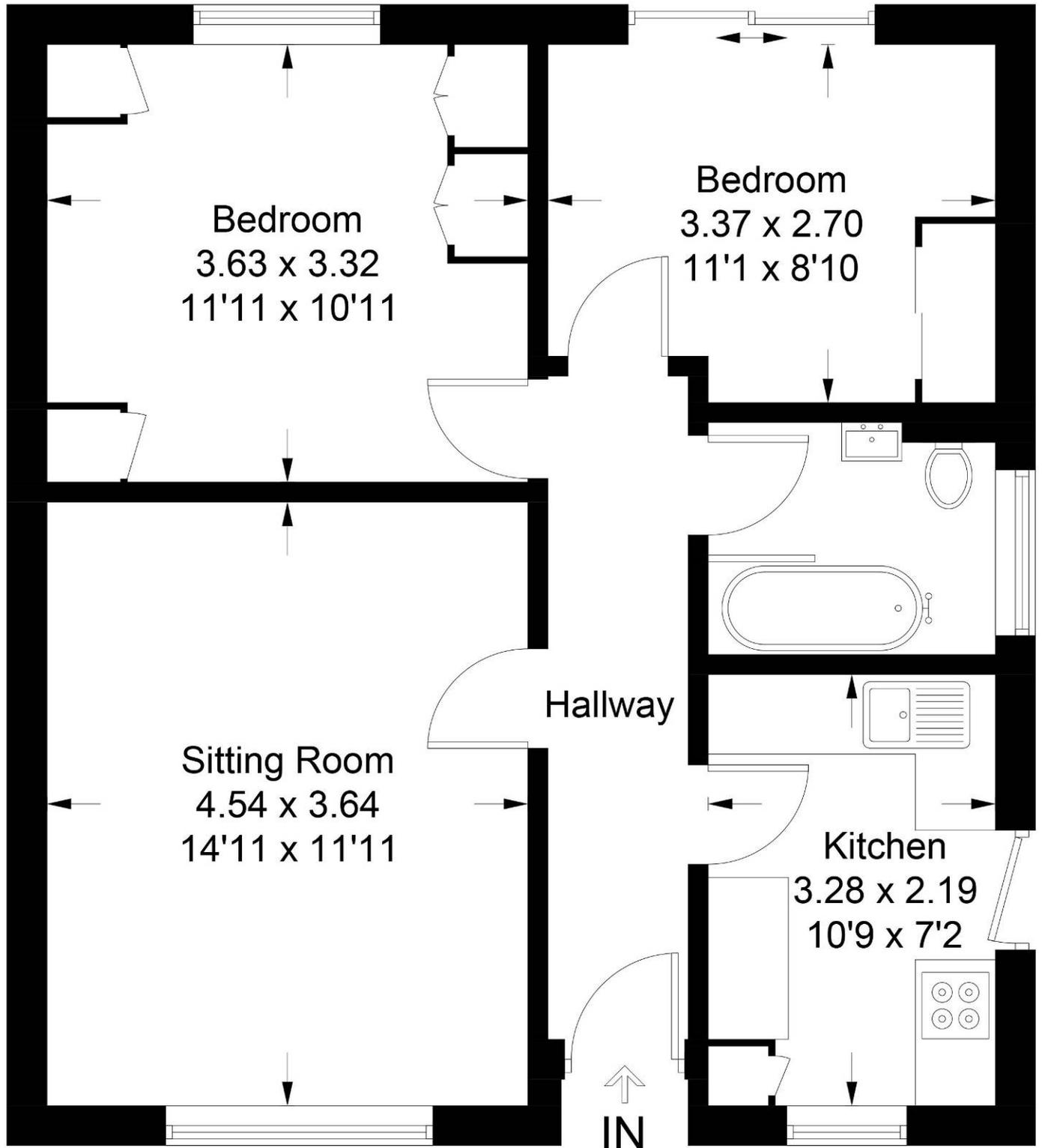


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