



49 High Street, Hythe, Kent CT21 5AD



**18 VICTORIA AVENUE,
HYTHE**

£265,000 Freehold

This delightful period house is situated on a popular private road, to the south of the Royal Military Canal, within a short walk of the town centre and sea front. It offers comfortably proportioned accommodation with two reception rooms and two bedrooms. West facing garden to the rear with summer house. EPC D.



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**18 Victoria Avenue,
Hythe CT21 6JG**

**Entrance Porch, Sitting Room, Dining Room, Kitchen,
Cloakroom, Two Bedrooms, Bathroom,
Garden To Rear**

DESCRIPTION

Situated towards the end of this popular private road, this attractive period house offers well presented accommodation which is of comfortable proportions. This includes a separate sitting room and dining room. Beyond the dining room is the kitchen and then the cloakroom where there is space for a washing machine. On the first floor there are two bedrooms and a family bathroom.

To the rear of the house is a right of way benefitting all of the properties in the terrace and beyond this is the west facing garden which incorporates a summer house.

Whilst there are no formal arrangements in place regarding parking most residents are respectful of their neighbours frontages and parking is generally readily available outside your property.

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:

ENTRANCE PORCH

Entered via a timber panelled and glazed door, windows to two sides, door to:-

SITTING ROOM

Window to front, wood effect flooring, built-in cupboard, radiator, door to inner hallway.

INNER HALLWAY

Staircase to first floor, door to:-

DINING ROOM

Access to under stairs storage cupboard and further storage cupboard, double glazed window, wood effect flooring, radiator, open through to:-



KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess housing Hotpoint oven with gas hob and extractor hood above, worksurface inset with stainless steel sink and drainer unit with mixer tap, open through to:-

REAR LOBBY

Wall mounted Ideal gas boiler, window to rear, radiator, wall hung corner wash basin, door to:-

CLOAKROOM

Close couple WC, double glazed window to side, tiled floor.

FIRST FLOOR LANDING

Access to loft space, radiator, doors to:-

BEDROOM 1

Painted cast iron fireplace, window to front, range of built in cupboards and drawers, wood effect flooring, radiator.

BEDROOM 2

High level double glazed window to rear, access to storage cupboard, wood effect flooring, radiator.

BATHROOM

Panelled bath with mixed tap and handheld shower attachment, obscured double glazed window to rear, wash basin with vanity cupboards and drawers below, close coupled WC, tiled walls, radiator, heated ladder rack towel rail.

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 and is paved for ease of maintenance.

REAR

Directly to the rear of the property a 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 predominantly laid to lawn and well enclosed to one side by timber panelled fencing, the second by a brick built wall and to the far end by a substantial timber framed summer house.

NB. There is a shared right of access for the benefit of No.18 and all neighbouring properties running along the back of the property.

EPC Rating Band D.

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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Victoria Avenue, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 36.5 sq m / 393 sq ft
First Floor = 25.5 sq m / 274 sq ft
Total = 62 sq m / 667 sq ft

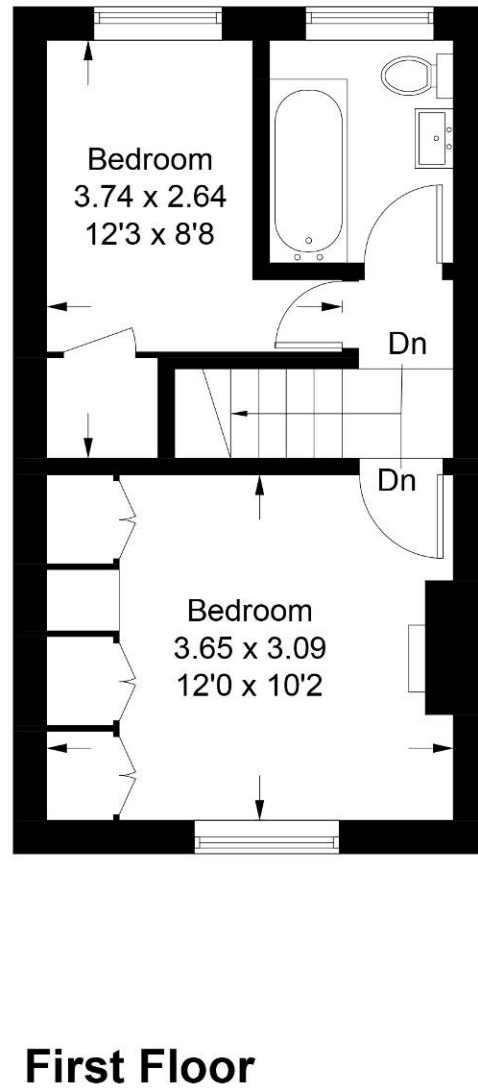
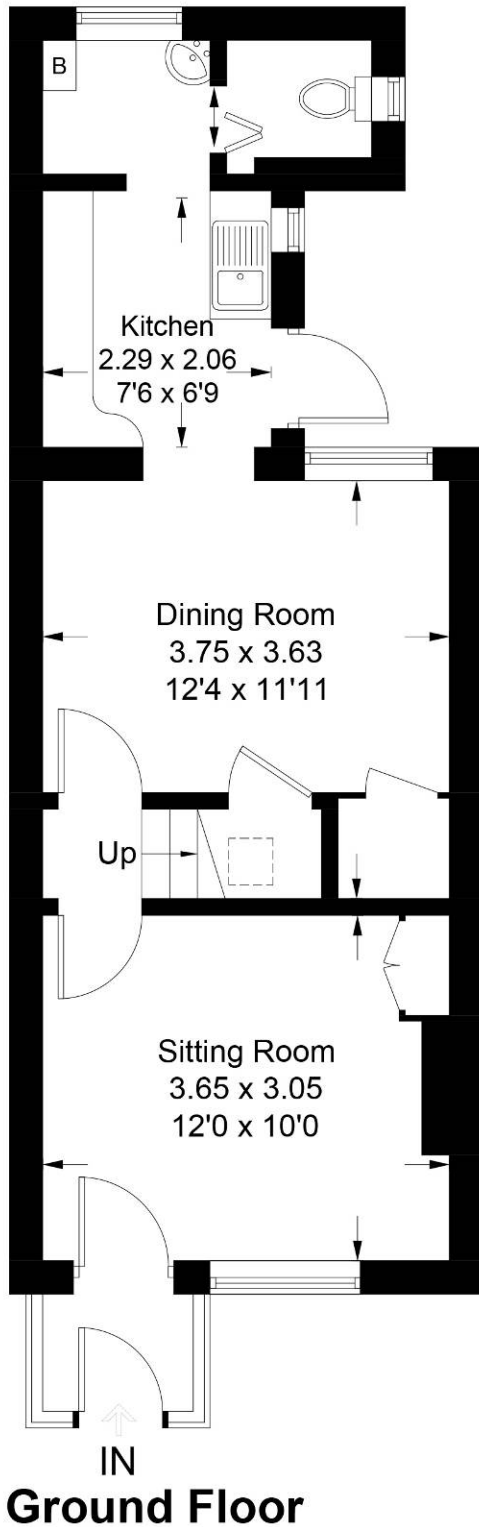


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