



49 High Street, Hythe, Kent CT21 5AD

NO ONWARD CHAIN



11 VICTORIA ROAD HYTHE

**OFFERS OVER
£475,000 Freehold**

A handsome period semi-detached house offering beautifully presented accommodation, situated moments from the beach and a short level walk to the High Street. Comprising a sitting room, dining room, kitchen, three bedrooms and a bathroom. Rear garden & summer house. EPC D



11 Victoria Road Hythe CT21 6DR

Entrance Hall, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Summer House/Home Office, Pretty Courtyard Garden

DESCRIPTION

This well situated semi-detached period house offers beautifully presented and comfortable accommodation which comprises an entrance vestibule, a welcoming entrance hall leading to the sitting room, dining room and kitchen with doors leading out to the garden. The first floor comprises three bedrooms and a bathroom.

To the rear of the house there is a delightfully secluded courtyard garden an ideal environment for alfresco dining and entertaining. The garden also incorporates a very useful summer house/home office.

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 boy s and girl s 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.)

Lawrence & Co for itself and as agent for the vendor or lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Lawrence & Co or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Lawrence & Co nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive of VAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any floor plan contained in these particulars, all measurements and areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 12a Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, omission or mis-statement.



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite door with doubled glazed fan light over, timber panelled and glazed door to:

ENTRANCE HALL

Staircase to first floor, access to under stairs storage cupboard, radiator, doors to sitting room and dining room, open through to:

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and integrated washing machine, square edged quartz worksurface inset with circular under mounted sink with mixer tap and circular drainer to side, induction hob with stainless steel extractor hood above, coordinating up stands, coordinating wall cupboards, integrated double oven, integrated fridge and freezer, double glazed window to side, pair of double glazed doors giving access to the rear garden, recessed lighting.

SITTING ROOM

Square bay to front with double glazed windows (fitted with plantation style shutters), deep moulded cornice, contemporary gas fire set into fireplace recess, contemporary vertical radiator.

DINING ROOM

Double glazed window overlooking the rear garden, timber effect flooring, radiator.

FIRST FLOOR LANDING

Split level, Velux window over stairwell, access to built-in cupboard, access to large fully boarded attic with a fitted wooden loft ladder, radiator.

BEDROOM

Pair of built-in wardrobe cupboards, double glazed window to front (fitted with plantation style shutters), radiator.

BEDROOM

Pair of built-in wardrobe cupboards, double glazed window to rear (fitted with plantation style shutters) radiator.

BEDROOM

Double glazed window to front (fitted with plantation style shutters), radiator.

BATHROOM

Walk-in tiled shower enclosure with thermostatically controlled shower and separate handheld attachment, freestanding bath with freestanding water spout and separate handheld shower attachment, low-level WC, wall hung wash basin with mirrored vanity cupboard above, shaver point, access to cupboard housing the Vaillant gas boiler, localised tiling, obscure double glazed window to side, tiled floor, recessed lighting, access to loft space, extractor fan, heated ladder towel rail.

OUTSIDE

REAR GARDEN

To garden to the rear of the property is paved in stone and enclosed by close boarded timber panelled fencing and ragstone walls and incorporating a summer house/home office.

SUMMER HOUSE/HOME OFFICE

Of timber framed construction and being fully lined and insulated, the summer house is entered via a pair of double glazed doors, timber effect flooring, recess lighting and adjoining store.

NB. A gate gives pedestrian access across the neighbours garden and leads out onto Victoria Road via a locked right of way.

EPC Rating D

COUNCIL TAX

Band C approx. £2141.43 (2025/26)
Folkestone & Hythe District Council.

VIEWING

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

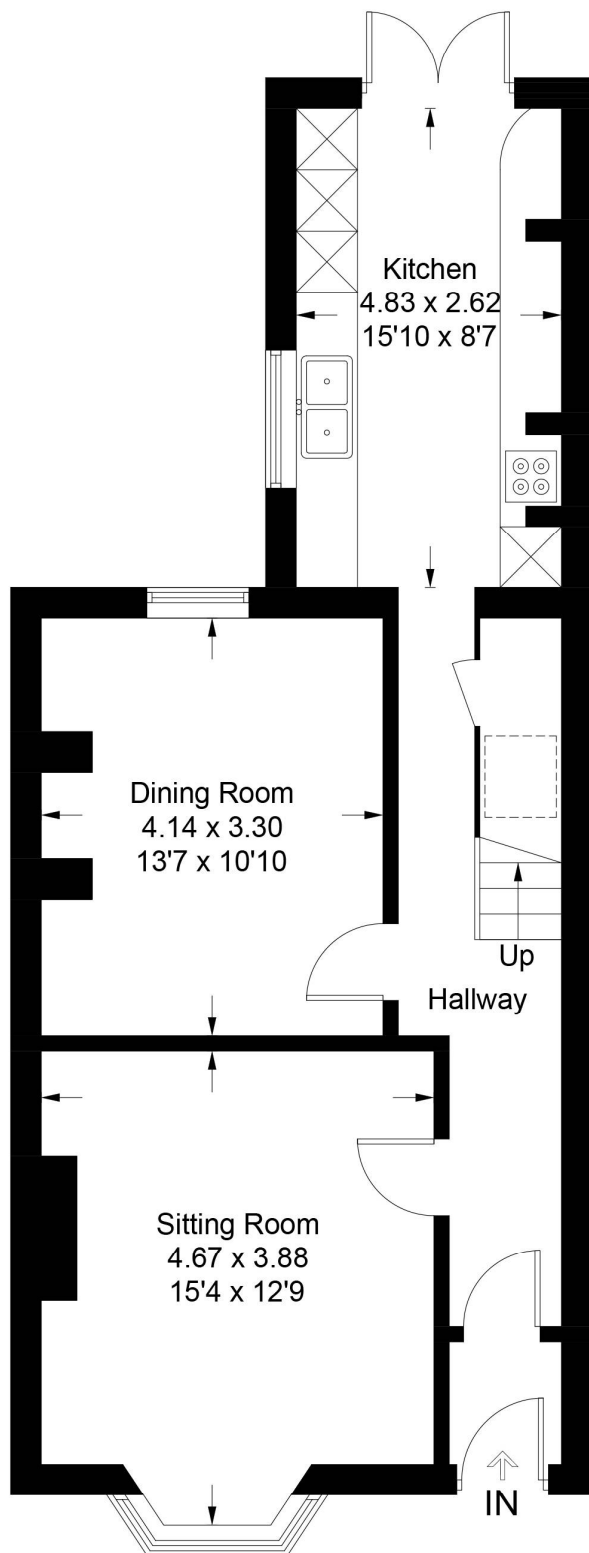






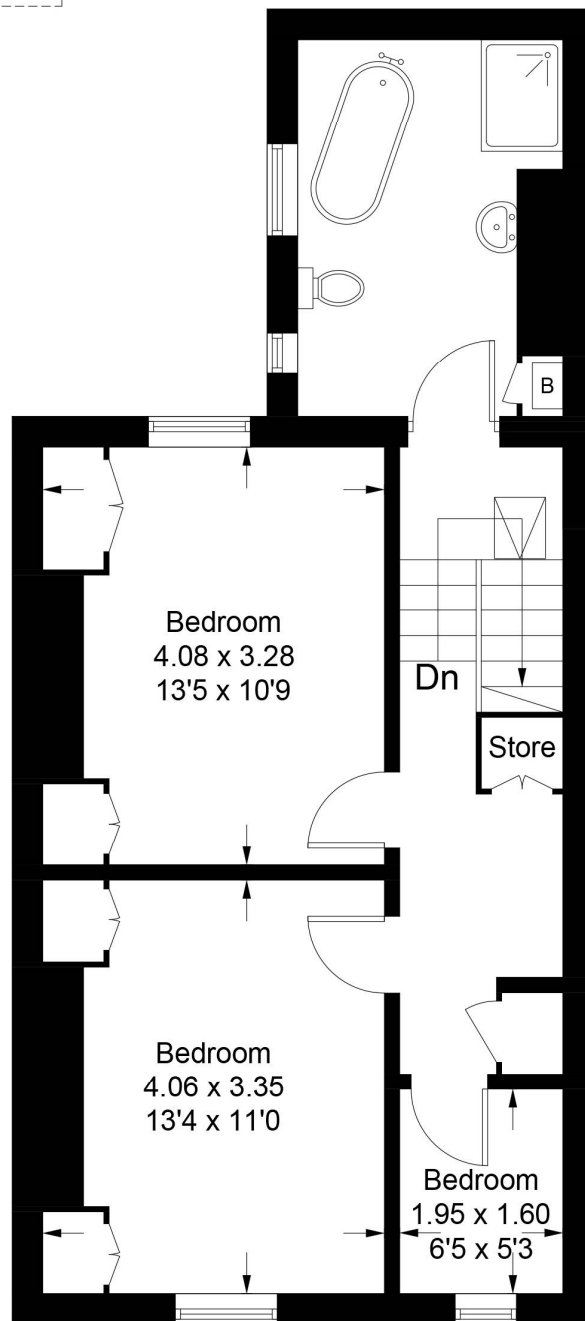
Victoria Road, Hythe, CT21

Approximate Gross Internal Area
Ground Floor = 56.6 sq m / 609 sq ft
First Floor = 52.7 sq m / 567 sq ft
Total = 109.3 sq m / 1176 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200091)