



Victoria Grove

Hythe CT21 5RF

- Charming End Terrace Cottage
- Open Plan Living/Dining Room
 - Two Bedrooms
- Private Courtyard Garden
- Well Presented Throughout
- Close To Royal Military Canal & Seafront
 - Fitted Kitchen
- Bathroom With Bath & Shower Cubicle
 - Modern Central Heating System
 - No Onward Chain

Offers In The Region Of £279,950 Freehold





Mapps Estates are delighted to bring to the market this charming two bedroom end terrace cottage located within a short walk of the Royal Military Canal and seafront. The well-presented accommodation comprises a spacious open plan living/dining room and a fitted kitchen to the ground floor, while upstairs you will find two bedrooms and a bathroom with a bath and separate shower cubicle. The property also enjoys a private courtyard garden to the rear. Benefitting from gas central heating with a recently installed Worcester Bosch boiler, and being sold with the convenience of no onward chain, an early viewing comes highly recommended.

Located in the popular area of Seabrook, conveniently located for easy access into Folkestone and Hythe, and within a short walk of the Royal Military Canal and seafront; Seabrook also has a service station and convenience store. The M20 Motorway, Channel Tunnel Terminal and ports of Dover are easily accessed by car. High speed rail services are available from Folkestone West approximately ten minutes' drive away, giving fast services to London, St. Pancras in just over fifty minutes. There is a Tesco store at the top of Horn Street, while the pretty Cinque Port Town of Hythe is approximately five minutes' drive away and offers a good selection of independent shops together with Waitrose, Aldi and Sainsbury's stores. The historic Royal Military Canal runs from Seabrook through to Hythe, and offers pleasant walks, cycle rides and water activities. Primary schooling is within walking distance, and secondary schooling is available in Folkestone including both boys' and girls' grammar schools.

Ground Floor:

Front Entrance

With wooden front door with frosted glazed inset panels, opening directly to the living/dining room.

Living/Dining Room 19'3 x 12'10 (max)

(narrowing to 11'2) An open plan living space with high quality wood effect laminate flooring throughout, comprising a living room area with front aspect UPVC double glazed window, feature fireplace with inset coal effect gas fire, coved ceiling, radiator, stairs to first floor, understairs store cupboard with gas and electric meters and consumer unit, dining area with rear aspect UPVC double glazed window, coved ceiling, radiator, fitted shelving to chimney breast recess, door to kitchen.

Kitchen 11'3 x 6'11

With side aspect UPVC double glazed window, rear aspect UPVC double glazed French doors to private courtyard, range of fitted cream Shaker style store cupboards and drawers, wood effect rolltop work surfaces, inset resin sink/drainers with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, fitted freestanding cooker with gas hob and electric ovens, modern wall-mounted Worcester Bosch gas-fired combination boiler, feature exposed ceiling timbers, slate tiled flooring.

First Floor:

Split Level Landing

With loft hatch and fitted loft ladder.

Bedroom 12'10 (max) x 9'9

(narrowing to 12'1) with front aspect UPVC double glazed window, fitted floor to ceiling triple wardrobe with mirrored sliding doors, coved ceiling, radiator.

Bedroom 11'4 x 7'4

With rear aspect UPVC double glazed window, radiator.

Bathroom 9'2 x 7' (max)

(narrowing to 6'5) with UPVC frosted double glazed window, panelled bath with tiled surround and mixer tap over, separate fully tiled shower cubicle, WC, fitted wooden store cabinet with wash hand basin and mixer tap over, extractor fan, part-tiled walls, recessed downlighters, heated chrome effect towel rail.

Outside:

The property enjoys a private courtyard garden to the rear, laid to paving and bordered with timber panelling; a side path leads to gated access to a shared and gated alleyway.





Ground Floor
 Approx. 29.1 sq. metres (312.8 sq. feet)



First Floor
 Approx. 29.1 sq. metres (312.8 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.