

LAWRENCE & Co

- of Hythe -

49 High Street, Hythe, Kent CT21 5AD



11 VICTORIA AVENUE HYTHE

£225,000 Freehold
NO ONWARD CHAIN

Being sold with the benefit of no onward chain, this well-situated end of terrace period property would now benefit from updating but has the potential to provide a very comfortable home. Comprising a sitting room, dining room, kitchen, two bedrooms and a shower room. Rear Garden. EPC tbc.



**11 Victoria Avenue
Hythe
CT21 6JG**

**Entrance Porch, Sitting Room, Dining Room, Kitchen,
Two Bedrooms, Shower Room,
Rear Garden**

DESCRIPTION

Situated on a peaceful cul-de-sac, minutes from the town centre this end of terrace period property forms part of a terrace of similarly attractive properties. The property requires extensive refurbishment and updating and having been priced to reflect this, it is considered well worthy of the expenditure required and has the potential to provide a very comfortable home.

The accommodation comprises an entrance porch, sitting room, dining room and kitchen. The first floor comprises two bedrooms and a shower room. To the rear of the property is a garden with timber shed and there is readily available on-street parking at the front of the house.

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 double glazed door, window to side, door opening to:-

Sitting room

Double glazed window to front, door to:-

Inner hall

Staircase to first floor, door to:-

DINING ROOM

Access to under stairs storage cupboard, door to rear porch, door to:-

KITCHEN

Fitted with a range of base cupboard and drawer units incorporating recess and plumbing for washing machine, worksurface inset with sink and drainer unit with mixer tap, coordinating wall cupboards, double glazed windows to side and rear.

REAR PORCH

Of UPVC construction under a polycarbonate roof, door to rear garden.

FIRST FLOOR LANDING

Storage heater, doors to:-

BEDROOM 1

Built-in cupboards, access to loft space, double glazed window to front.

BEDROOM 2

Double glazed window to rear, storage heater.

SHOWER ROOM

Shower enclosure with electric Mira shower, low level WC, wash basin with vanity cupboard below, cupboard housing factory lagged hot water cylinder.

OUTSIDE

REAR GARDEN

Directly to the rear of the property a paved 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 well enclosed by low level fencing and predominantly paved for ease of maintenance. Storage shed & timber framed shed.

NB. There is a shared right of access for the benefit of No.11 and all neighbouring properties running along the back of the property.

EPC Rating C

COUNCIL TAX

Band B approx. £1708.80 (2023/24)
Folkestone & Hythe District Council.

VIEWING

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

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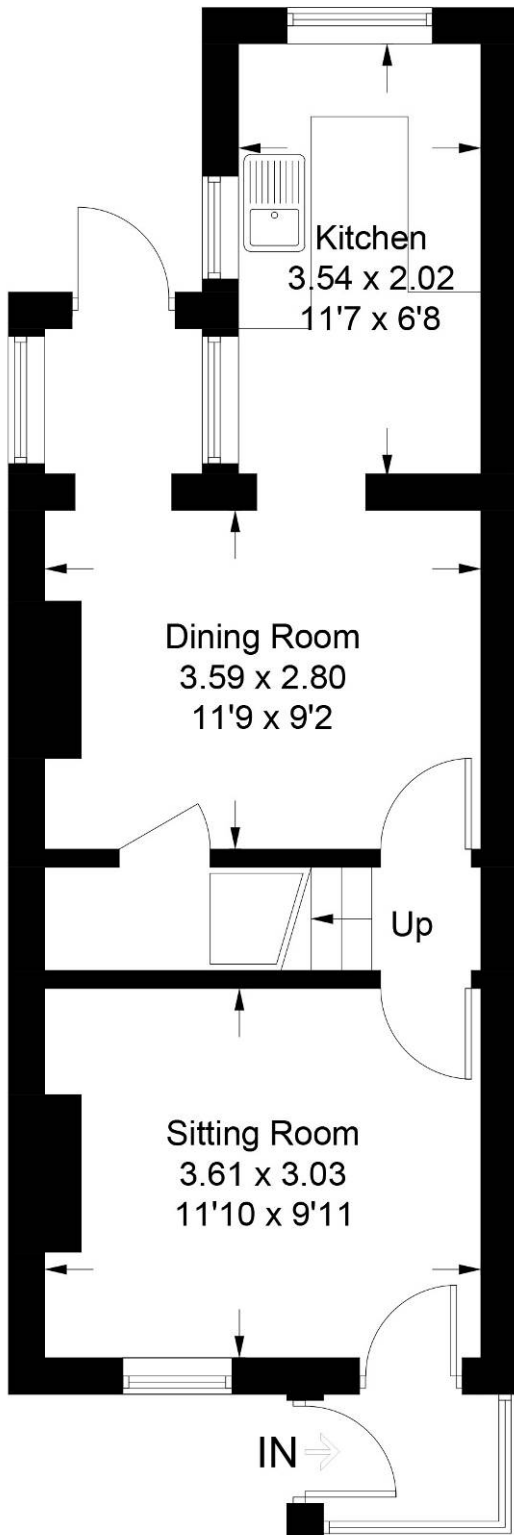







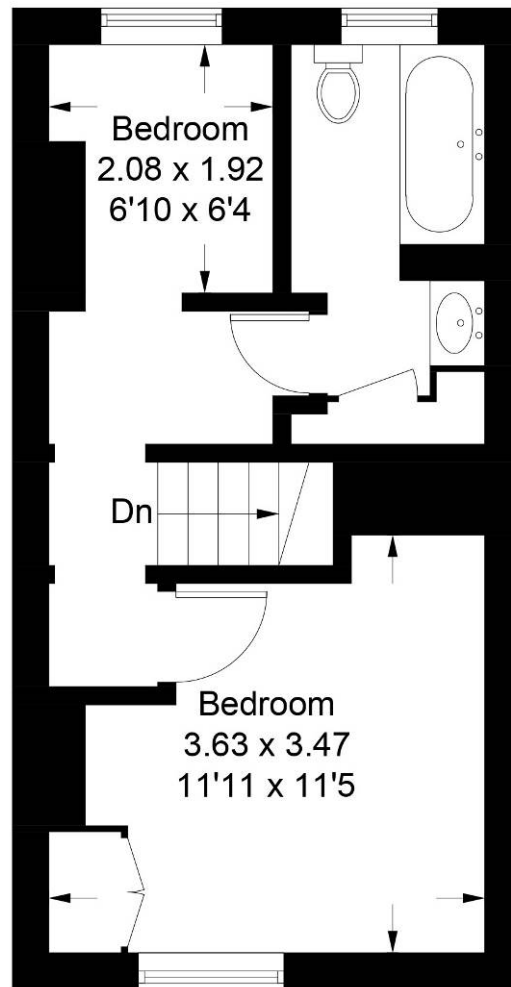
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Approximate Gross Internal Area
Ground Floor = 37.5 sq m / 404 sq ft
First Floor = 27 sq m / 291 sq ft
Total = 64.5 sq m / 695 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1019089)