



49 High Street, Hythe, Kent CT21 5AD



**2 OXENDEN ROAD,
SANDGATE**

**£395,000 Freehold
NO ONWARD CHAIN**

In a sought after location, close to local shops and schools, this comfortably proportioned detached family house requires some general updating and occupies a generous corner plot. Sitting/dining room, kitchen/breakfast room, three bedrooms, gardens to front, side and rear, garage and parking. EPC D



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2 Oxenden Road, Sandgate, Folkestone CT20 3NJ

Entrance Vestibule, Sitting/Dining Room, Kitchen/Breakfast Room, Three Bedrooms, Shower Room, Separate W.C., Garage, Parking, Gardens to Front, Side and Rear

DESCRIPTION

This substantial detached family home occupies a generous corner plot in a sought after location. Although appearing to have been generally well maintained, it is fair to say that this much loved home would now benefit from some general updating and improvement but has been priced accordingly and is considered well worthy of any expenditure required.

The comfortably proportioned accommodation comprises an entrance vestibule leading to the generous sitting/dining room beyond which is the kitchen/breakfast room. On the first floor there are three bedrooms, a shower room and a separate W.C.

The house benefits from gardens to the front, side and rear. The front and rear are paved for ease of maintenance, the rear garden being delightfully secluded, ideal for alfresco dining. To the side is an expanse of lawn. There is also ample parking and an attached garage.

SITUATION

Oxenden Road is situated in a sought after location about 1.3 miles west of Folkestone town centre and close to the sought-after village of Sandgate with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and sailing club can be found by meandering down one of the pretty alleyways from the high street and the coastal path can be followed along the foot of The Leas all the way to the Folkestone and The Harbour Arm.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about 2 miles to the east. There is a variety of sports available along the coast, including rowing and sailing and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre.

The property is also accessible to various excellent education facilities including primary schools, Boys & Girls Grammar Schools and Secondary Schools. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (0.7 mile) and Ashford International (15.5 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a UPVC and obscured double glazed door with obscured double glazed window to side, timber effect flooring, access to deep coats/storage cupboard, obscured glazed door to:

SITTING/DINING ROOM

Timber effect flooring throughout, Attractive polished timber fireplace surround with electric fire, dado rail, coved ceiling, double glazed windows to front and side, radiators, walk-in storage cupboard, open tread staircase to first floor, obscured glazed door to:



KITCHEN/BREAKFAST ROOM

Fitted with a range of base cupboard and drawer units incorporating recesses housing fridge and freezer, freestanding oven and washing machine, rolltop timber effect worktops inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splashback, coordinating wall cupboards, timber effect flooring, double glazed windows and door to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM

Range of built-in wardrobe cupboards including overhead storage cabinets above a recess for a double bed with flights of drawers and shelving to either side, coved ceiling, double glazed window to front, radiator.

BEDROOM

Access to deep heated linen cupboard housing Glowworm gas fired boiler and radiator, double glazed window to side, radiator.

BEDROOM

Access to loft space, double glazed window to rear overlooking the garden, radiator.

SHOWER ROOM

Walk in tiled shower area with thermostatically controlled shower, wash basin and vanity cupboard below, tiled walls, obscured double glazed window to rear, radiator.

SEPARATE WC

Low level WC, obscured double glazed window to rear, radiator.

OUTSIDE

FRONT GARDEN

The garden to the front of the property is set behind a low brick wall and is predominantly paved for ease of maintenance with a central specimen magnolia. A driveway provides off-road parking and access to the garage.

REAR GARDEN

The garden to the rear of the property is well enclosed by close boarded panelled fencing topped with trellising and is predominantly paved for ease of maintenance with beds planted with a variety of shrubs, herbaceous and other plants including a topiary bay, hydrangea, fern and roses amongst others. To the far corner of the garden is a timber framed storage shed.

SIDE GARDEN

The garden to the side of the property is laid extensively to lawn and is enclosed by a mixture of fencing and mature evergreen mixed hedging.

GARAGE

Up and over door to front, personal door and window to rear, tumble dryer, power and light.

EPC Rating Band D

COUNCIL TAX

Band B approx. £1807.36 (2024/25)
Folkestone & Hythe District Council.

VIEWING

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

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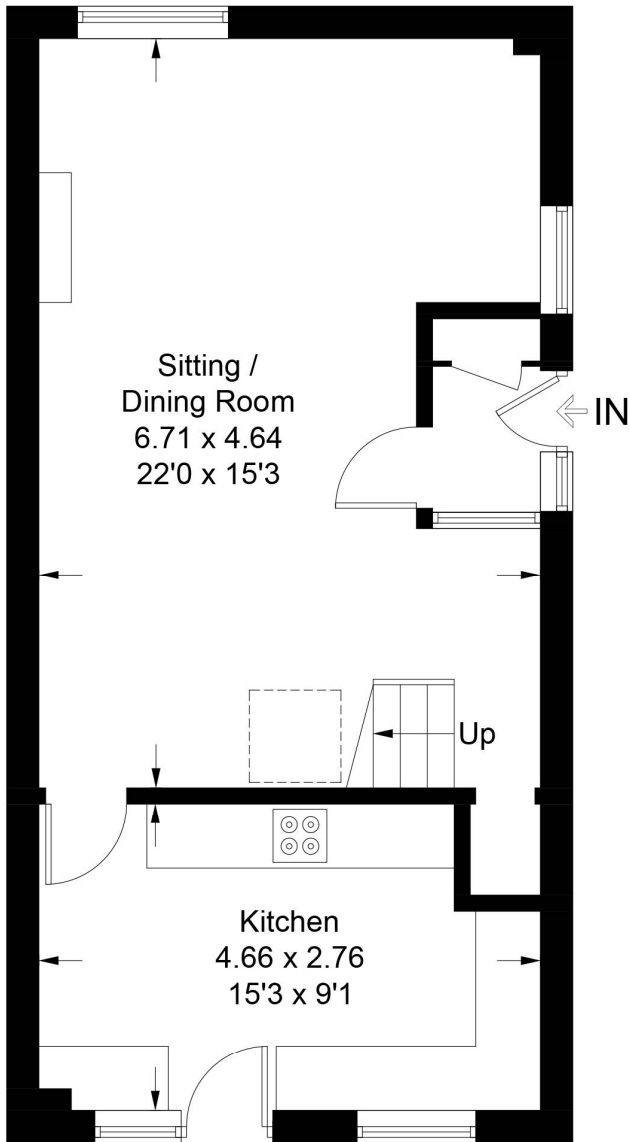




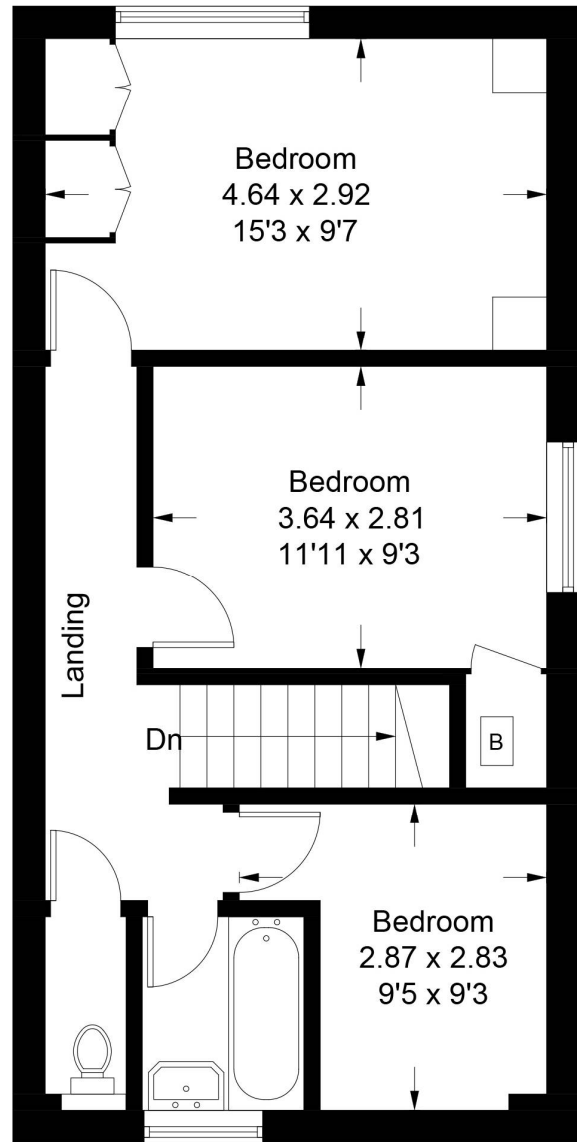


Oxenden Road, Sandgate, CT20

Approximate Gross Internal Area = 92.7 sq m / 998 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1180153)