



49 High Street, Hythe, Kent CT21 5AD



**49 GRIMSTON AVENUE
FOLKESTONE**

£850,000 Freehold

In the heart of the West End, on an exclusive road, moments from the station, this handsome detached family home offers well presented accommodation of circa 2223 sq ft. Comprising three reception rooms, generous kitchen/breakfast room, four bedrooms (1 en-suite). Garage, parking, gardens. EPC C



49 Grimston Avenue Folkestone CT20 2PZ

**Entrance Hall, Sitting Room, Dining Room, Snug,
Kitchen/Breakfast Room, Utility Room, Cloakroom,
Principal Bedroom with En-Suite Bathroom & Dressing Room,
Three Further Double Bedrooms, Family Bathroom,
Garage, Ample Parking, Generous Gardens**

DESCRIPTION

This exceptional property has been the subject of a meticulously planned programme of extension, remodelling and refurbishment in recent years. The works have been completed to an exacting standard and the result is stunning with a property which has been transformed to provide a home tailored to offer generous living spaces designed to complement a modern lifestyle.

The generous accommodation comprises an entrance hall, large kitchen/breakfast room, dining room, sitting room, snug, utility room and a cloakroom. On the first floor are four double bedrooms, the generous principal bedroom benefitting from an en-suite bathroom and a dressing room, and a family bathroom.

A particularly attractive feature of the property are the gardens. The house occupies a generous plot with a driveway to the front providing ample off-road parking and access to the garage. The garden to the rear enjoys a westerly aspect, a wide expanse of lawn and stone paved terrace providing a delightful environment in which to relax and dine alfresco.

SITUATION

Grimston Avenue is a particularly desirable address within Folkestone's sought after West End within a short, level walk from Folkestone West Station and Folkestone Central from where the High Speed Link service to London, St Pancras is available (journey times of around 53 minutes). The M20 (Junction 13), the Channel Tunnel Terminal and Ferry Port of Dover are all within easy reach, being 1.5, 3 and 9 miles away respectively.

The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is also only a short walk away from where paths lead down to the long stretches of shingle beach, coastal park and the recently revitalised Harbour Arm with champagne bar, live music etc. There are a number of outstanding schools in the vicinity, including boys and girls grammar schools. A wide range of sporting clubs can be found in the area, including watersports.

The Cinque Ports Town of Hythe, approximately 4 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), various independent shops and restaurants (All times and distances are approximate).



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect & double glazed composite door with double glazed windows to either side, tiled floor, timber effect composite door to:

ENTRANCE HALL

Staircase to 1st floor, doors to sitting room and cloakroom, door to:

KITCHEN/BREAKFAST ROOM

A generous space well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher, square edged Corian work surface inset with undermounted sink with mixer tap and grooved drainer to side, five burner Bosch gas hob with Melie extractor hood above, coordinating up stands, tiled splashbacks, coordinating wall cupboards, integrated Bosch double oven, integrated fridge and freezer, coordinating island unit with breakfast table, double glazed window overlooking the rear garden, coved ceiling, recessed lighting, tiled floor, radiator door to utility room, door to:

DINING ROOM

Pair of double glazed doors to rear garden with double glazed windows to either side, coved ceiling, radiator, pair of timber and glass panelled door to:

SITTING ROOM

Square bay window to front with double glazed windows, double glazed window to side, attractive stone fireplace surround inset with woodburning stove on a coordinating stone hearth, coved ceiling, radiator, door to entrance hall.

CLOAKROOM

Low level WC, corner wash hand basin, obscure double glazed window to front, tiled walls, tiled floor.

UTILITY ROOM

Cupboard housing Vailant gas boiler, work surface with recess and plumbing below for washing machine, coved ceiling, tiled walls, tiled floor, obscure double glazed door to side covered walkway, door to:

SNUG

Double glazed window to front fitted with plantation style shutters, coved ceiling, radiator.

FIRST FLOOR LANDING

Access to loft space, double glazed window to front, access to airing cupboard, radiator, coved ceiling, doors to:

PRINCIPAL BEDROOM SUITE

A generous space with double glazed window to rear overlooking the garden, coved ceiling, radiator, door to en-suite bathroom, open through to:

DRESSING ROOM

Built in wardrobe cupboards, double glazed window overlooking the garden, coved ceiling, radiator.

EN-SUITE BATHROOM

Panelled bath with mixer tap and handheld shower attachment, walk-in twin size shower enclosure with thermostatically controlled shower, low-level WC, wash basin with vanity cupboard & drawers below, heated ladder towel rail, tiled walls, tiled floor, double glazed window to rear, coved ceiling, recessed lighting, extractor fan.

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.



BEDROOM

Double glazed window to side, built-in wardrobe cupboard, coved ceiling, radiator.

BEDROOM

Double glazed window to front, built-in wardrobe cupboards, coved ceiling, radiator.

BEDROOM

Built-in wardrobe cupboard, double glazed window to front, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, wash basin with mixer tap and vanity cupboard below, low level WC, heated ladder towel rail, roof light, coved ceiling, recessed lighting, tiled walls, tiled floor.

COVERED WALKWAY

Set beneath a polycarbonate roof, UPVC door to front, double glazed window to side, door to garage, UPVC and double glazed door to rear garden.

OUTSIDE

FRONT GARDEN

The property is approached via a driveway providing ample off-road parking and access to the garage. The remainder of the garden is laid to lawn and set behind a mature hedge. A timber gate gives access to the:

REAR GARDEN

Directly to the rear of the property is a generous stoned paved terrace which leads to an expanse of lawn which is well enclosed by close boarded timber panel fencing and incorporates specimen trees and shrubs, timber framed shed, electric awning, outside lighting, outside tap.

EPC Rating C

COUNCIL TAX

Band F approx. 3544.96 (2024/25) Folkestone & Hythe District Council.

VIEWING

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





Grimston Avenue, Folkestone, CT20

Approximate Gross Internal Area = 206.5 sq m / 2223 sq ft

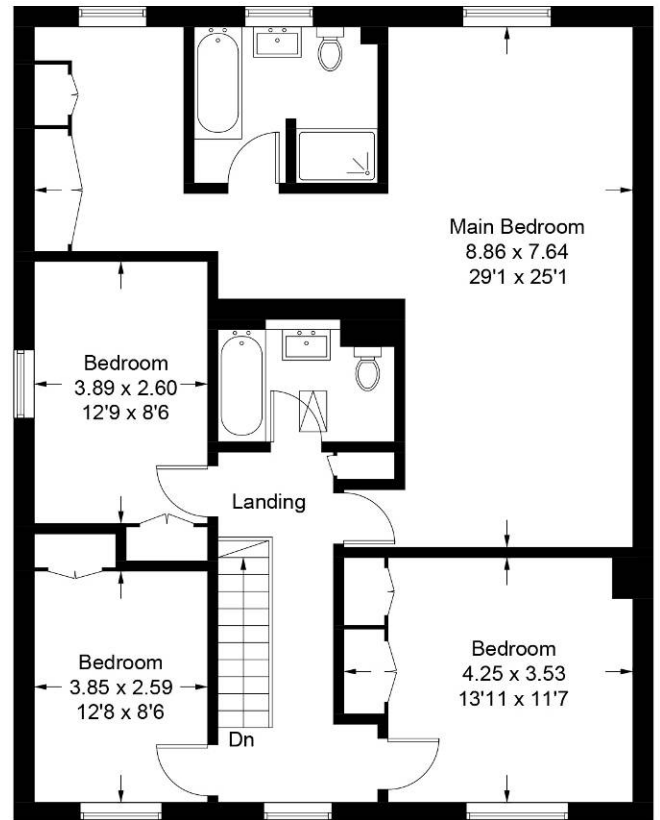
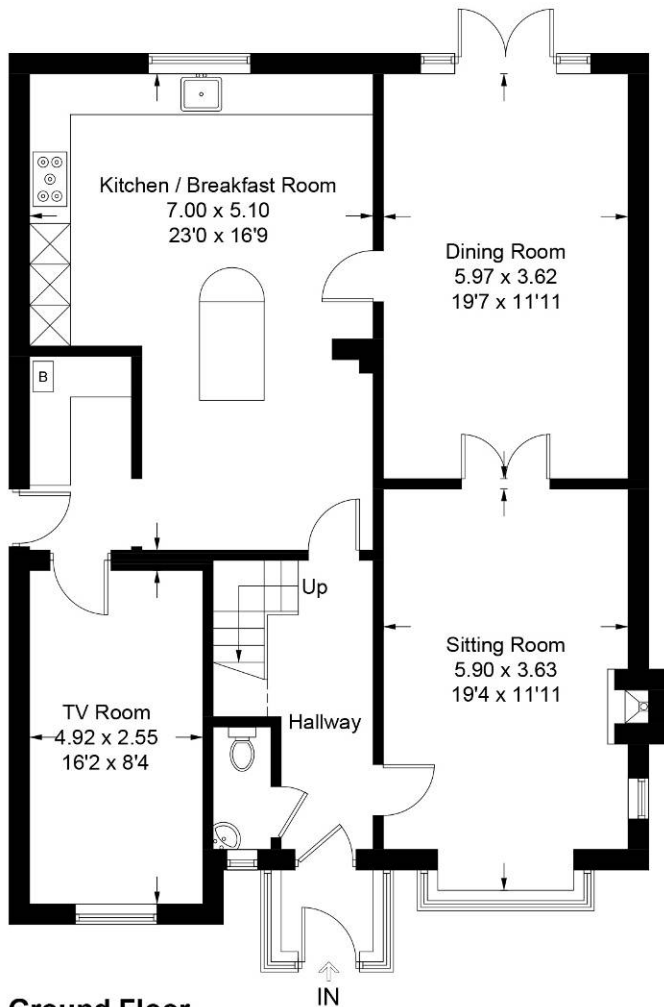


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1184964)