



49 High Street, Hythe, Kent CT21 5AD



71 ROYAL MILITARY AVENUE FOLKESTONE

£315,000 Freehold
NO ONWARD CHAIN

Having recently undergone an extensive refurbishment, this period property, enjoying a sought after location, offers beautifully presented two bedroom accommodation with a sitting room open plan to the dining room, fitted kitchen, two double bedrooms and a bathroom. West facing garden. EPC D.



71 Royal Military Avenue, Folkestone CT20 3EG

**Entrance Hall, Sitting Room Open Plan to Dining Room, Fitted Kitchen,
Two Double Bedrooms, Bathroom,
Pretty West Facing Rear Garden**

DESCRIPTION

This charming period property has recently been the subject of a full programme of refurbishment and repair. The property now benefits from a new central heating system and plumbing, a full rewire and of course, a sleek modern kitchen and bathroom. The project has been completed to a high standard with meticulous attention to detail throughout.

The property enjoys impeccably presented, comfortable accommodation comprising a welcoming entrance hall, sitting room open plan to the dining room and a fitted kitchen. The first floor comprises two double bedrooms and a stunning bathroom.

The sunny rear garden has been designed for ease of maintenance and enjoys a westerly aspect.

SITUATION

Royal Military Avenue is a popular address within this sought after area, close to Cheriton High Street and being less than a mile from Folkestone West Station 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.

Cheriton enjoys a good range of local amenities including local shops and cafes, a Co-op and a BP Station incorporating an M&S Simply Food Store. There are other major supermarkets nearby. The Leas Promenade with pleasant walks, fine views of the English Channel to France, bandstand and concert hall, is accessible and from here 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 good schools in the vicinity, including boys and girls grammar schools, the new Turner Academy and Cheriton Primary School & Morehall Primary School.

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, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc. (All times and distances are approximate).

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The accommodation comprises:

OPEN PORCH

With composite wood effect double glazed door with double glazed fanlight above, to:

ENTRANCE HALL

Staircase to 1st floor, door to:

DINING ROOM

Double glazed doors giving access to the rear garden, attractive painted fireplace surround, access to understairs storage cupboard, radiator, door to kitchen, open through to:-

SITTING ROOM

Double glazed bay window to front, attractive painted fireplace surround, contemporary vertical column, radiator, recessed lighting.

KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating integrated slimline dishwasher, recess and plumbing for washing machine, integrated Cooke & Lewis double oven, square edged work surface inset with one and a half bowl stainless steel sink and drainer unit with mixer tap, Cook & Lewis ceramic hob with extractor hood above, tiled splashback, coordinating wall cupboards, further coordinating cupboards with integrated fridge and freezer, wall mounted Baxi gas boiler, double glazed window to side, double glazed door giving access to the rear terrace and garden, recessed lighting.

FIRST FLOOR LANDING

Access to loft space (fitted with loft ladder), access to storage cupboard, doors to:-

BEDROOM 1

Attractive original cast iron fireplace surround with tiled inserts, pair of double glazed windows to front, radiator.

BEDROOM 2

Attractive original cast iron fireplace, double glazed window to rear overlooking the garden, radiator.

BATHROOM

Freestanding bath with freestanding water tap with handheld shower attachment, low-level WC, wash basin with mixer tap and vanity cupboard below, twin size shower enclosure with thermostatically controlled rain head shower and separate handheld attachment, obscure double glazed window to rear, heated towel rail, recessed lighting, extractor fan.

OUTSIDE

Directly to the rear of the house is an attractive paved patio area leading to the remainder of the garden which is predominantly laid to lawn with a border planted with various shrubs and well enclosed by close boarded timber panelled fencing. A personal gate gives access to the rear walkway.

EPC Rating D.

COUNCIL TAX

Band B approx. £1741.18 (2022/23)
Folkestone & Hythe District Council.

VIEWING

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

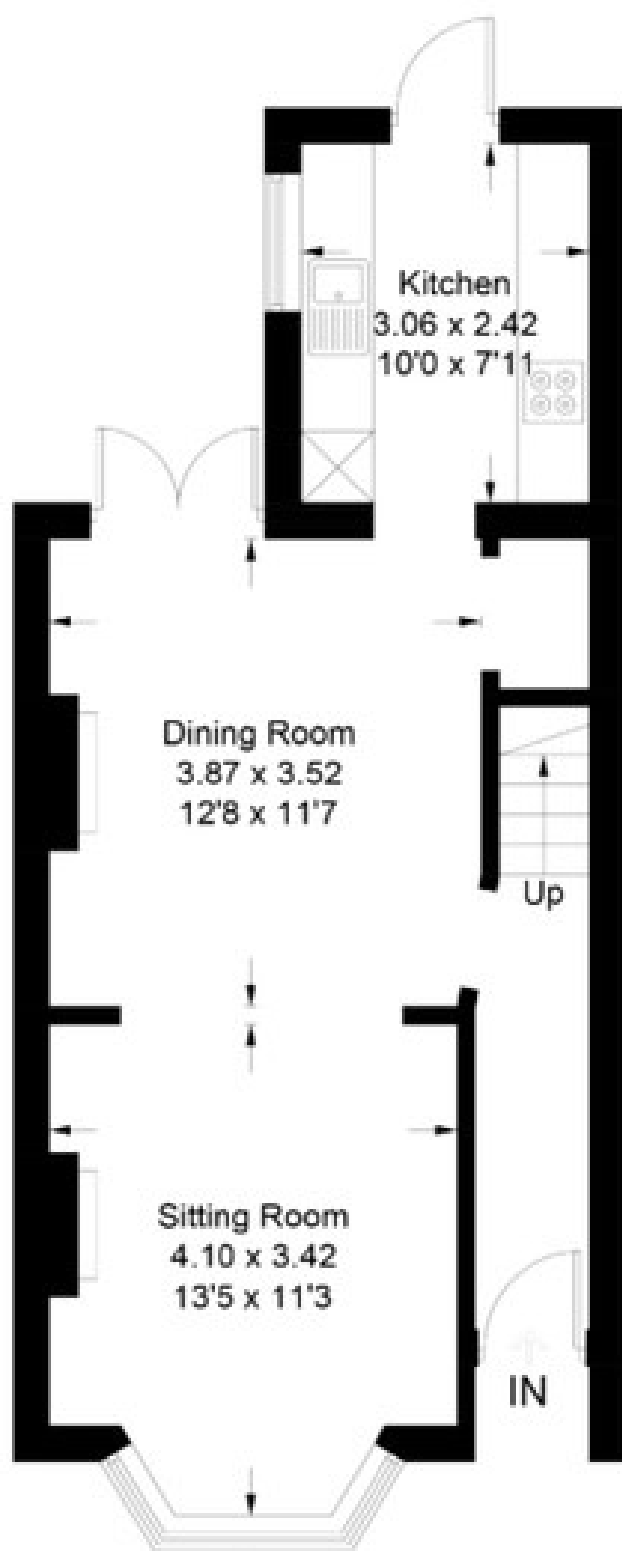




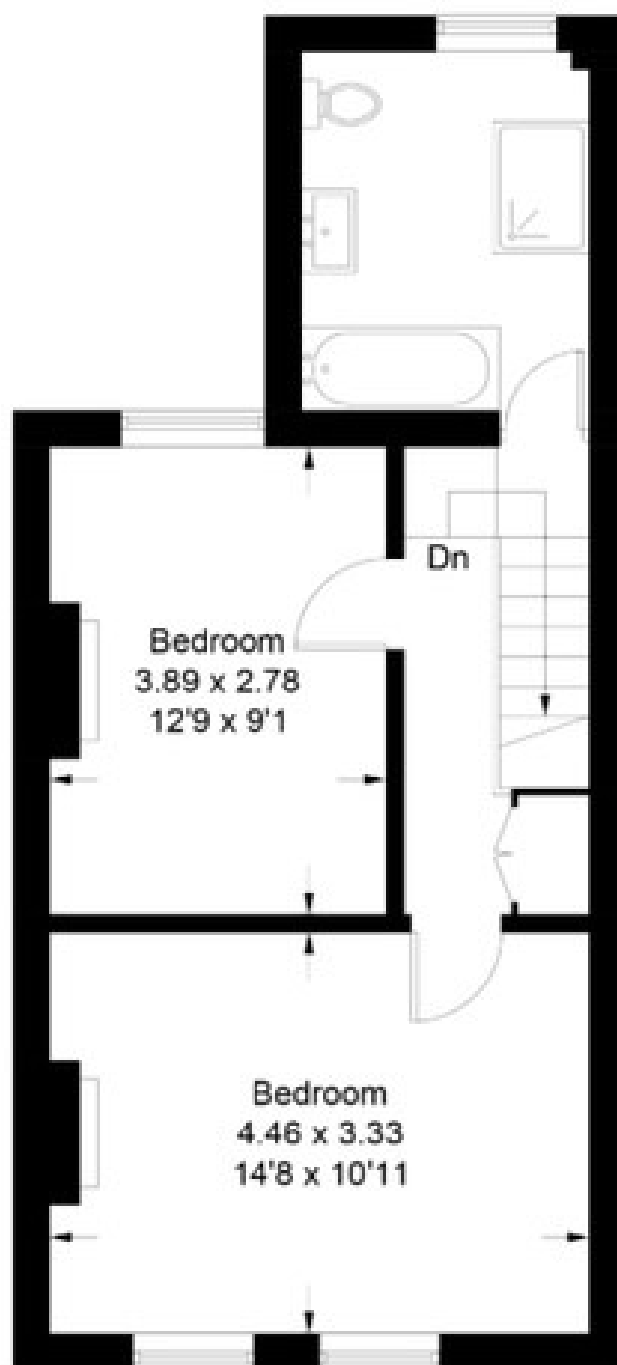


Royal Military Avenue, Folkestone, CT20

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans1sketch.com © (101044358)