



49 High Street, Hythe, Kent CT21 5AD



**18 VICTORIA AVENUE,  
HYTHE**

**£282,500 Freehold**

**This delightful period house is situated on a popular private road, to the south of the Royal Military Canal, within a short walk of the town centre and sea front. It offers comfortably proportioned accommodation with two reception rooms and two bedrooms. West facing garden to the rear with summer house. EPC D.**



[www.lawrenceandco.co.uk](http://www.lawrenceandco.co.uk)

**Tel: 01303 266022**

email: [findahome@lawrenceandco.co.uk](mailto:findahome@lawrenceandco.co.uk)

**18 Victoria Avenue,  
Hythe CT21 6JG**

**Entrance Porch, Sitting Room, Dining Room, Kitchen,  
Cloakroom, Two Bedrooms, Bathroom,  
Garden To Rear**

**DESCRIPTION**

Situated towards the end of this popular private road, this attractive period house offers well presented accommodation which is of comfortable proportions. This includes a separate sitting room and dining room. Beyond the dining room is the kitchen and then the cloakroom where there is space for a washing machine. On the first floor there are two bedrooms and a family bathroom.

To the rear of the house is a right of way benefitting all of the properties in the terrace and beyond this is the west facing garden which incorporates a summer house.

Whilst there are no formal arrangements in place regarding parking most residents are respectful of their neighbours frontages and parking is generally readily available outside your property.

**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 timber panelled and glazed door, windows to two sides, door to:-

**SITTING ROOM**

Window to front, wood effect flooring, built-in cupboard, radiator, door to inner hallway.

**INNER HALLWAY**

Staircase to first floor, door to:-

**DINING ROOM**

Access to under stairs storage cupboard and further storage cupboard, double glazed window, wood effect flooring, radiator, open through to:-



## **KITCHEN**

Fitted with a range of base cupboard and drawer units incorporating recess housing Hotpoint oven with gas hob and extractor hood above, worksurface inset with stainless steel sink and drainer unit with mixer tap, open through to:-

## **REAR LOBBY**

Wall mounted Ideal gas boiler, window to rear, radiator, wall hung corner wash basin, door to:-

## **CLOAKROOM**

Close couple WC, double glazed window to side, tiled floor.

## **FIRST FLOOR LANDING**

Access to loft space, radiator, doors to:-

## **BEDROOM 1**

Painted cast iron fireplace, window to front, range of built in cupboards and drawers, wood effect flooring, radiator.

## **BEDROOM 2**

High level double glazed window to rear, access to storage cupboard, wood effect flooring, radiator.

## **BATHROOM**

Panelled bath with mixed tap and handheld shower attachment, obscured double glazed window to rear, wash basin with vanity cupboards and drawers below, close coupled WC, tiled walls, radiator, heated ladder rack towel rail.

## **OUTSIDE**

### **FRONT**

The garden to the front of the property is set behind a low brick built wall and is entered via a wrought iron gate and is paved for ease of maintenance.

### **REAR**

Directly to the rear of the property a 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 predominantly laid to lawn and well enclosed to one side by timber panelled fencing, the second by a brick built wall and to the far end by a substantial timber framed summer house.

**NB.** There is a shared right of access for the benefit of No.18 and all neighbouring properties running along the back of the property.

### **EPC Rating Band D.**

### **COUNCIL TAX**

Band B approx. £1788.63 (2024/25)  
Folkestone & Hythe District Council.

### **VIEWING**

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

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.







# Victoria Avenue, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 36.5 sq m / 393 sq ft  
First Floor = 25.5 sq m / 274 sq ft  
Total = 62 sq m / 667 sq ft

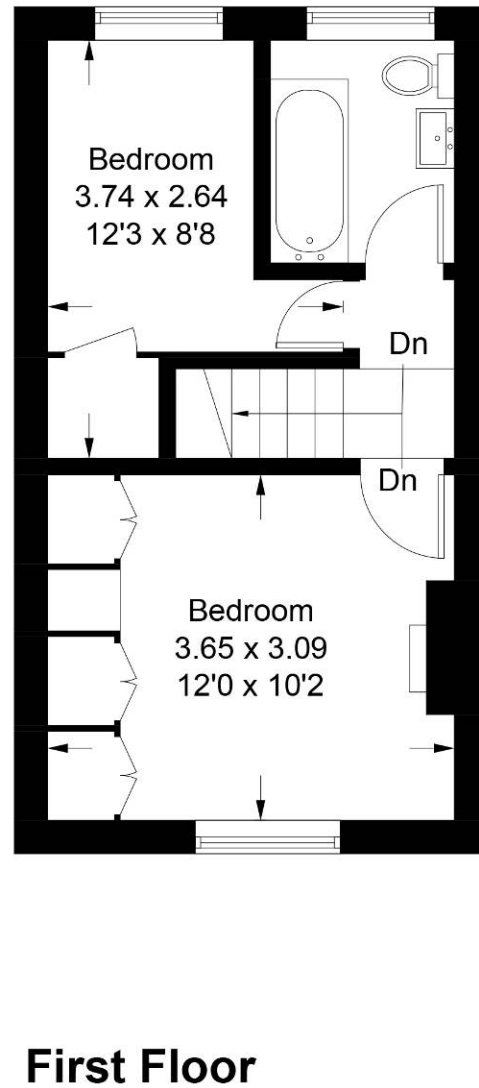
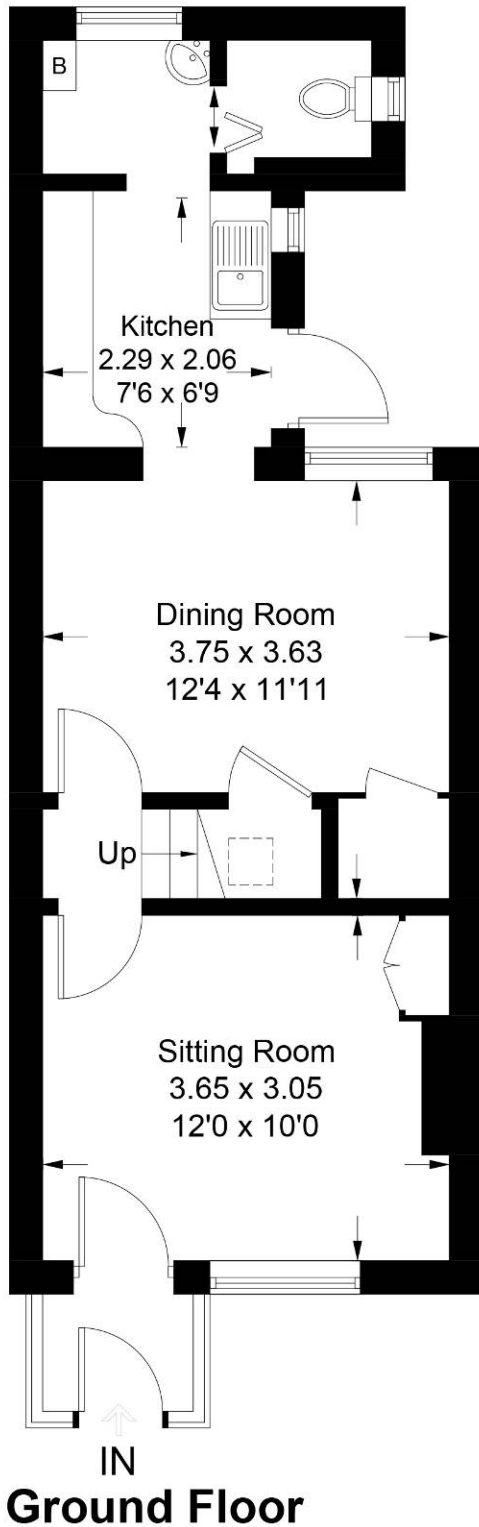


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069735)