



49 High Street, Hythe, Kent CT21 5AD



## 11 VICTORIA ROAD HYTHE

**£500,000 Freehold**  
**NO ONWARD CHAIN**

A handsome period semi-detached house offering beautifully presented accommodation, situated moments from the beach and a short level walk to the High Street. Comprising a sitting room, dining room, kitchen, three bedrooms and a bathroom. Rear garden & summer house. EPC D



# **11 Victoria Road Hythe CT21 6DR**

## **Entrance Hall, Sitting Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Summer House/Home Office, Pretty Courtyard Garden**

### **DESCRIPTION**

This well situated semi-detached period house offers beautifully presented and comfortable accommodation which comprises an entrance vestibule, a welcoming entrance hall leading to the sitting room, dining room and kitchen with doors leading out to the garden. The first floor comprises three bedrooms and a bathroom.

To the rear of the house there is a delightfully secluded courtyard garden an ideal environment for alfresco dining and entertaining. The garden also incorporates a very useful summer house/home office.

### **SITUATION**

Victoria Road is a particularly sought-after residential location, on level ground, to the south of the Royal Military Canal, moments from the seafront (where one can dine alfresco at The Lazy Shack on Fisherman s Beach or in style at The Waterfront Restaurant) and a short, level walk from the busy High Street with its range of independent shops, boutiques, cafes and restaurants. The town also benefits from having 4 supermarkets (including Waitrose, Aldi and Sainsburys), There is a selection of sports and leisure facilities in the vicinity, including tennis, bowls, water sports, cricket, bowls and squash clubs etc. as well as The Hotel Imperial Leisure Complex and two golf courses. The property is also a short walk from Hythe Bay Primary School with other educational facilities nearby and boy s and girl s grammar schools in Folkestone. The larger town of Folkestone is 5 miles and the Cathedral City of Canterbury 15 miles.

The area is convenient for communication to London and the Continent with the M20 motorway (Junction 11) 2½ miles distant, the Channel Tunnel Terminal 3 miles and a mainline railway station at Saltwood just over 2 miles away. High Speed trains to London St Pancras are available from both Ashford (10 miles) and Folkestone (Central and West). (All distances are approximate.)

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The accommodation comprises:

### **ENTRANCE VESTIBULE**

Entered via a timber effect composite door with doubled glazed fan light over, timber panelled and glazed door to:

### **ENTRANCE HALL**

Staircase to first floor, access to under stairs storage cupboard, radiator, doors to sitting room and dining room, open through to:

### **KITCHEN**

Well fitted with a range of base cupboard and drawer units incorporating integrated dishwasher and integrated washing machine, square edged quartz worksurface inset with circular under mounted sink with mixer tap and circular drainer to side, induction hob with stainless steel extractor hood above, coordinating up stands, coordinating wall cupboards, integrated double oven, integrated fridge and freezer, double glazed window to side, pair of double glazed doors giving access to the rear garden, recessed lighting.

### **SITTING ROOM**

Square bay to front with double glazed windows (fitted with plantation style shutters), deep moulded cornice, contemporary gas fire set into fireplace recess, contemporary vertical radiator.

### **DINING ROOM**

Double glazed window overlooking the rear garden, timber effect flooring, radiator.

### **FIRST FLOOR LANDING**

Split level, Velux window over stairwell, access to built- in cupboard, access to large fully boarded attic with a fitted wooden loft ladder, radiator.

### **BEDROOM**

Pair of built-in wardrobe cupboards, double glazed window to front (fitted with plantation style shutters), radiator.

### **BEDROOM**

Pair of built-in wardrobe cupboards, double glazed window to rear (fitted with plantation style shutters) radiator.

### **BEDROOM**

Double glazed window to front (fitted with plantation style shutters), radiator.

### **BATHROOM**

Walk-in tiled shower enclosure with thermostatically controlled shower and separate handheld attachment, freestanding bath with freestanding water spout and separate handheld shower attachment, low-level WC, wall hung wash basin with mirrored vanity cupboard above, shaver point, access to cupboard housing the Vailent gas boiler, localised tiling, obscure double glazed window to side, tiled floor, recessed lighting, access to loft space, extractor fan, heated ladder towel rail.

### **OUTSIDE**

#### **REAR GARDEN**

To garden to the rear of the property is paved in stone and enclosed by close boarded timber panelled fencing and ragstone walls and incorporating a summer house/home office.

#### **SUMMER HOUSE/HOME OFFICE**

Of timber framed construction and being fully lined and insulated, the summer house is entered via a pair of double glazed doors, timber effect flooring, recess lighting and adjoining store.

**NB.** A gate gives pedestrian access across the neighbours garden and leads out onto Victoria Road via a locked right of way.

### **EPC Rating D**

### **COUNCIL TAX**

Band C approx. £2141.43 (2025/26)  
Folkestone & Hythe District Council.

### **VIEWING**

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





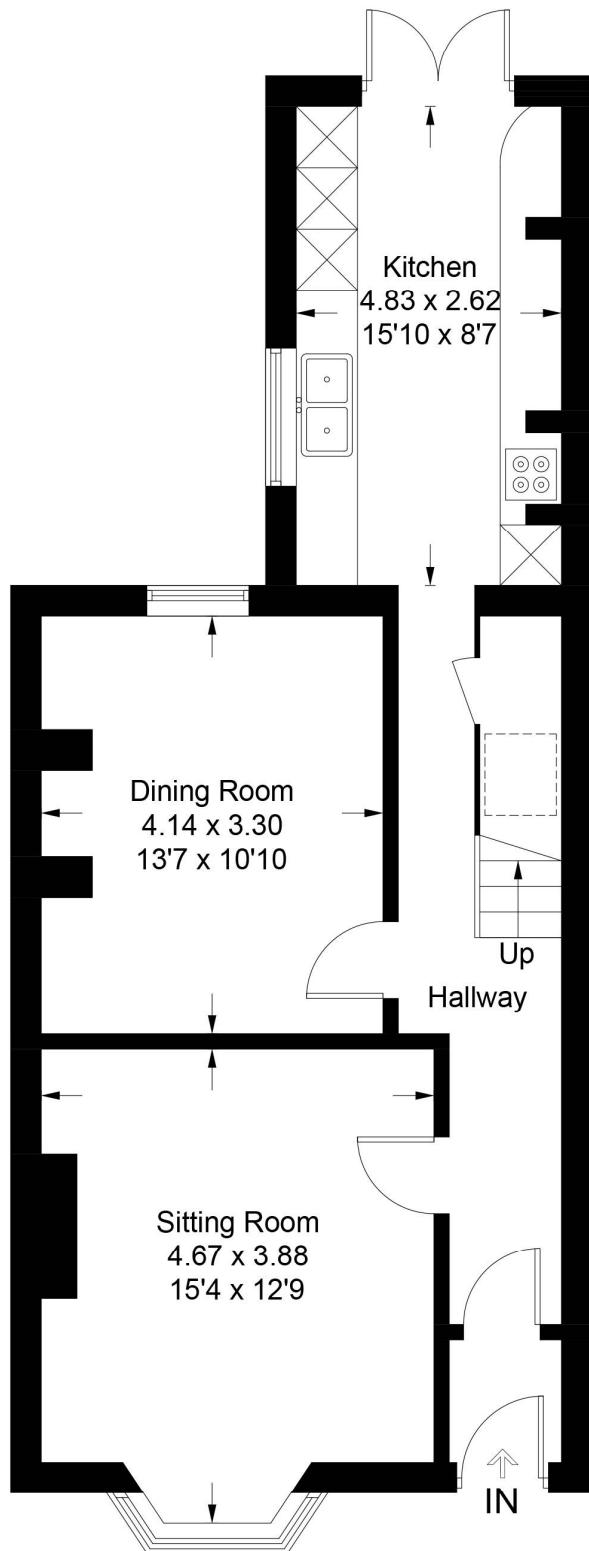






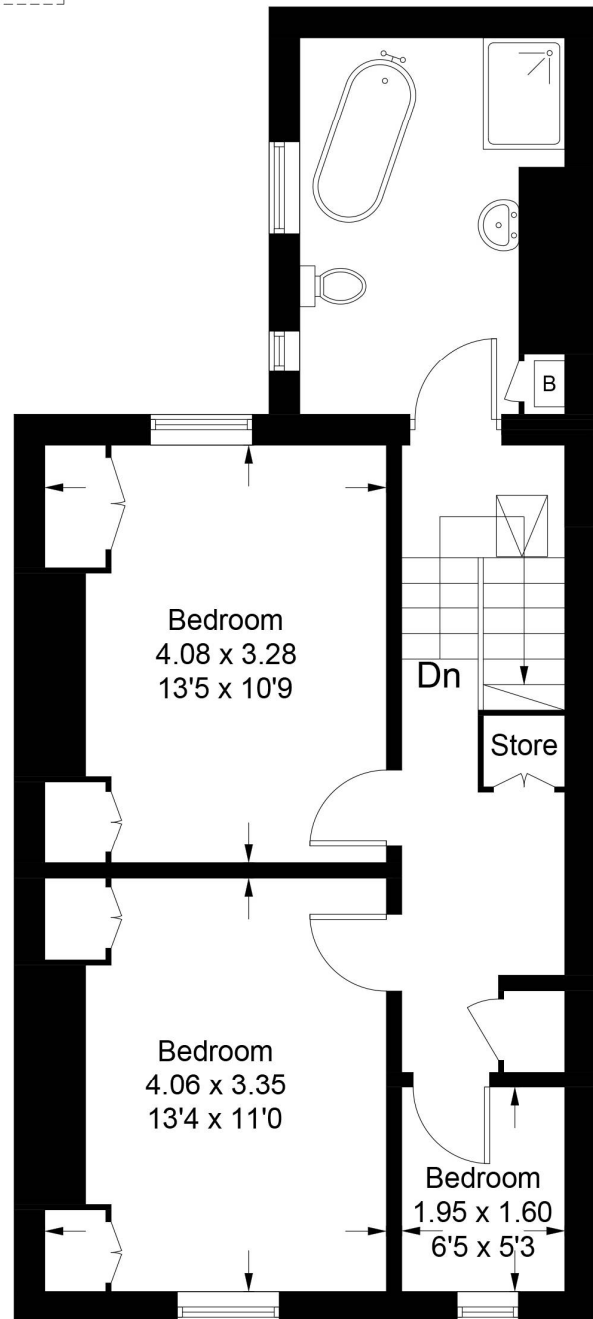
# Victoria Road, Hythe, CT21

Approximate Gross Internal Area  
Ground Floor = 56.6 sq m / 609 sq ft  
First Floor = 52.7 sq m / 567 sq ft  
Total = 109.3 sq m / 1176 sq ft



**Ground Floor**

= Reduced headroom below 1.5m / 5'0



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1200091)