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# Victoria Road, Hythe

## Offers Over £450,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Welcome to this charming detached house located on Victoria Road in the picturesque town of Hythe. Built in 1925, this delightful property combines period features with modern living, making it an ideal family home or a perfect retreat by the coast.

The house features a generous sitting room with a bay window and a log-burning stove, along with an impressive open-plan kitchen/dining area that offers plenty of space for both relaxation and entertaining. These adaptable rooms can be arranged to suit your lifestyle, whether you prefer a cosy family lounge or a more formal dining space. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, ensuring everyone has their own private retreat. The property also includes a convenient downstairs cloakroom and a contemporary first-floor bathroom.

The property features an easy-to-maintain, partly walled garden that provides a pleasant outdoor space for relaxing or entertaining. Well-proportioned and neatly arranged, it offers a sense of privacy and charm, while the convenient side access adds practicality for everyday use, whether bringing through bikes, gardening tools, or simply enjoying seamless entry to the outdoor area.

One of the standout features of this home is its enviable location. Just a short stroll away, you will find the beautiful beach, perfect for leisurely walks or enjoying the seaside atmosphere. The surrounding area is rich in amenities, including shops, cafes, and schools, making it a convenient choice for families and individuals alike.

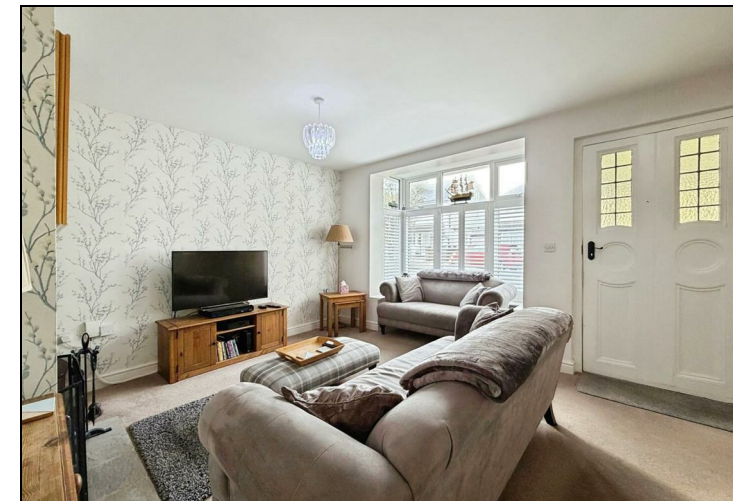
This delightful home on Victoria Road presents a wonderful opportunity to embrace coastal living in a charming and welcoming environment. With its character, space, and proximity to the beach, it is sure to appeal to those seeking a tranquil yet vibrant lifestyle. Do not miss the chance to make this lovely property your own.

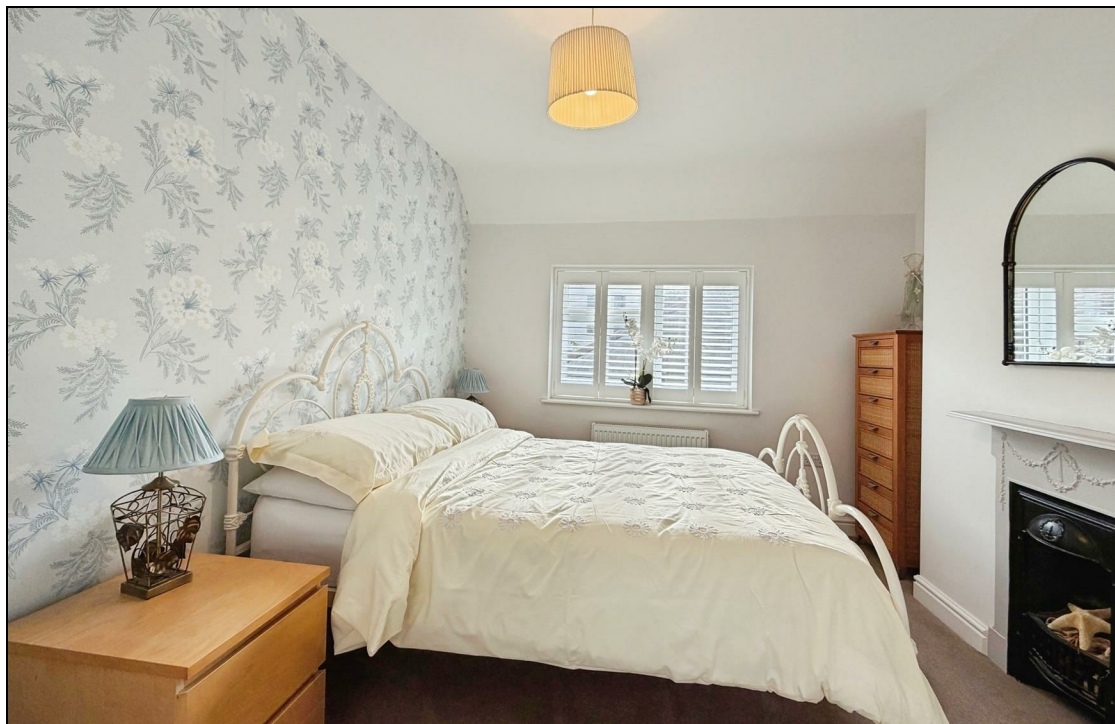
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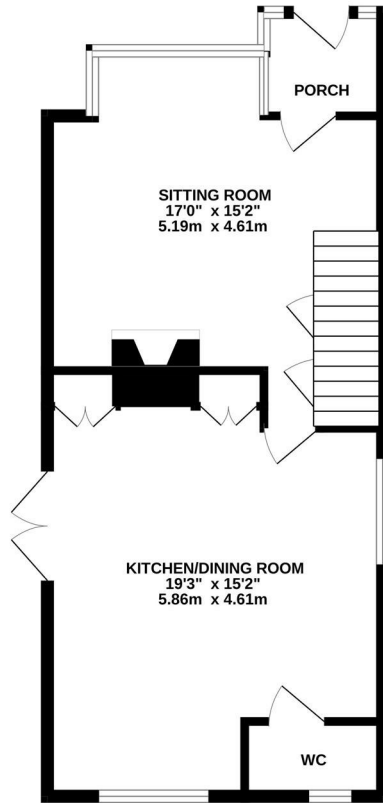
## KEY FEATURES

- No Onward Chain
- Three Spacious Bedrooms
- Sitting Room With Log Burning Stove
- Open Plan Modern Kitchen/Dining Room
  - Detached house on Victoria Road
  - Downstairs Cloakroom
- Easy To Maintain Courtyard Garden
  - Walking Distance To Local Beach
- Easy access to transport links & Close to Hythe amenities
  - Highly Desirable Location

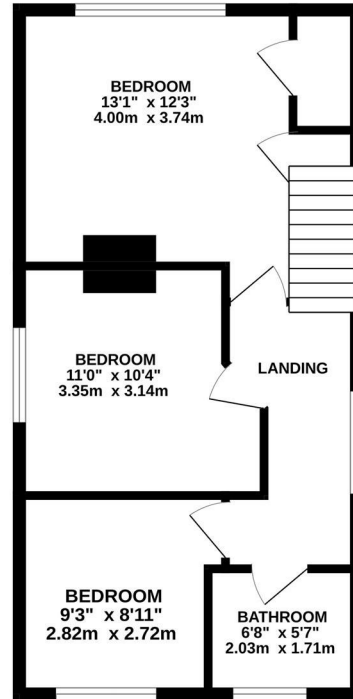




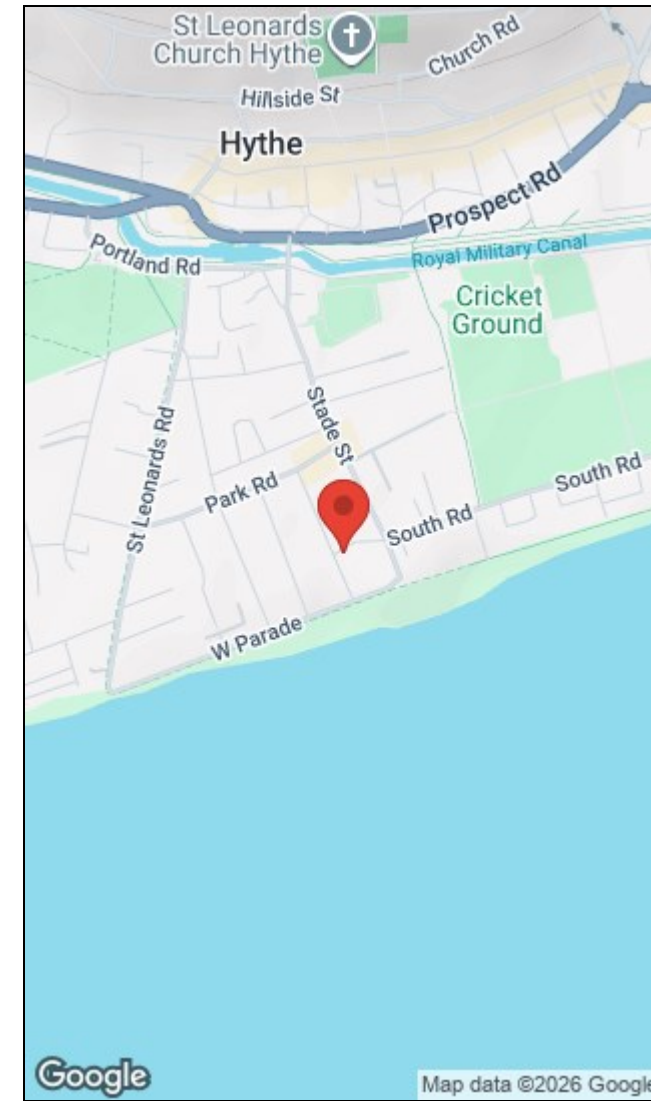
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>81</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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