



49 High Street, Hythe, Kent CT21 5AD



THE TIDES WEST PARADE, HYTHE

£1,225,000 Freehold

In a prime beachfront location, a distinctive detached house providing circa 3516 sq ft (including the outbuilding) of impeccably presented, versatile accommodation which has been designed to maximise the sea views and to compliment a modern lifestyle with generous living spaces, 5 bedrooms, garage and parking. EPC C



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The Tides, West Parade, Hythe CT21 6HD

**Entrance Vestibule, Entrance Hall, 4 Bedrooms (1 En-Suite), Shower Room,
Games/Cinema Room, Utility Room, Store Room, Shower Room,
Sitting Room, Sea Facing Balcony, Kitchen/Dining Room, Cloakroom,
5th Bedroom, Bathroom,
Integral Garage, Car Port, Ample Parking, Secluded Garden with
Contemporary Garden Room/Office**

DESCRIPTION

The Tides, a distinctive marine residence situated in a prime beachfront position from where it commands a magnificent southerly panorama with views of the sea, around the bay to Dungeness and to the coast of France on a clear day.

The property offers versatile accommodation which is arranged over four floors, totals circa 3516 square feet which has been designed to compliment a modern lifestyle and to maximise the views of sea from everywhere it matters.

The accommodation is entered on the upper ground floor where the welcoming hallway leads to four double bedrooms, the principal with dressing area and en-suite shower room, as well as a shower room. There is a fifth bedroom and bathroom on the second floor whilst the first floor comprises a stunning kitchen/dining room, generous living space opening to a sea facing balcony and a cloakroom. The lower ground floor comprises an amazing games room/entertainment space, utility room and shower room.

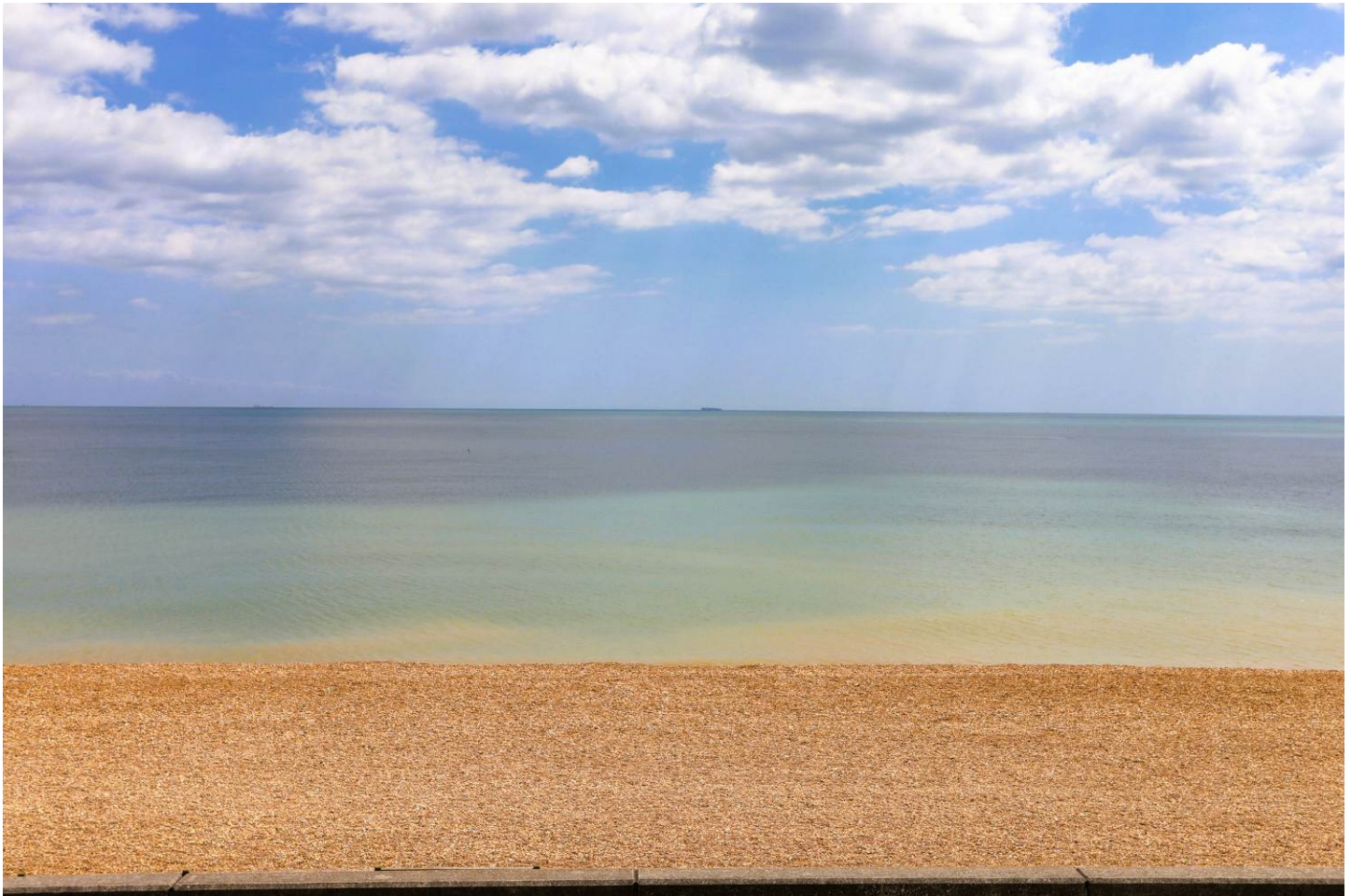
The house enjoys ample parking, carport, integral garage and a garden which has been designed for alfresco entertaining with a large hot tub and ample seating areas. There is also contemporary garden room/office and adjoining store room.

SITUATION

Situated in a coveted beachfront location within the historic Cinque Ports town of Hythe, this unique property enjoys uninterrupted views over unspoilt shingle beaches and is just a short, level walk to the scenic Royal Military Canal. It lies very close to the prestigious Fisherman's Beach development where one can dine on the beach at The Lazy Shack, or, a short stroll along the promenade takes you to Hythe's highly regarded The Waterfront Restaurant specialising in seafood and British cuisine.

The nearby bustling High Street enjoys a variety of independent shops, boutiques, cafes, bars and restaurants and in addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury, approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite door, double glazed window to side, tiled floor, double glazed door leading to rear garden, door to:

RECEPTION HALL

A generous space with staircase to first floor and to lower ground floor, engineered oak floor, two wall light points, radiator, doors to:

PRINCIPAL SUITE

DRESSING AREA

Built-in double wardrobe cupboard, engineered oak flooring, open plan to:

BEDROOM

Double glazed window (fitted with plantation style shutters) enjoying sea views, four wall light points, coved ceiling, engineered oak floor, radiator, door to:

EN-SUITE SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower and separate hand held attachment, circular ceramic basin and mixer tap and with vanity drawers below, pair of wall hung vanity cupboards and illuminated mirror, low level WC with concealed cistern, bidet, heated ladder rack towel rail, extractor fan, recessed lighting, obscure double glazed window to side, localised tiling.

BEDROOM

Double glazed window (fitted with plantation style shutters) enjoying sea views, built-in double wardrobe cupboard, coved ceiling, engineered oak flooring, radiator.

BEDROOM

Double glazed window to rear, built-in wardrobe cupboard, coved ceiling, two wall light points, engineered oak flooring, radiator.

BEDROOM

Double glazed window to rear, built-in wardrobe cupboard, coved ceiling, engineered oak flooring, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, low-level WC with concealed cistern, circular wash basin with mixer tap and vanity drawers below, wall hung mirrored vanity cupboard, recessed lighting, extractor fan, obscure double glazed window to side, localised tiling, heated ladder rack towel rail.

LOWER GROUND FLOOR HALLWAY

Door to useful storage area, door to:

CINEMA/ENTERTAINMENT ROOM

A generous space, three radiators, wood effect flooring, built in recess for TV with shelving to sides and inset spotlights, space for feature electric fire, recessed lighting, recessed electric screen for home cinema, projector unit (available by separate negotiation), Bose lifestyle sound system (available by separate negotiation), **bar area** with recess and space for fridge/freezer and shelving behind, built in cupboard housing the pressurized hot water cylinder, boiler cupboard with Worcester Bosch wall mounted gas fired, built in water softener, two further storage cupboards, door to:

INNER HALLWAY

Recessed lighting, personal door to garage, doors to:





UTILITY ROOM/GARDEN KITCHEN

Well fitted with a range of base cupboard and drawer units incorporating recesses for undercounter fridge and recess and plumbing for washing machine, square edged wood effect worksurface inset with ceramic 1 ½ bowl sink with drainer unit and mixer tap, coordinating full height storage cupboards, feature glass block window to side, double glazed doors with double glazed windows to either side opening to the rear garden, coved ceiling, recessed lighting.

FIRST FLOOR LANDING

Engineered oak flooring, coved ceiling, radiator, doors to kitchen/dining room, cloakroom and:

SITTING ROOM

A generous space spanning the width of the property with engineered oak flooring throughout, generous built-in storage cupboard, freestanding contemporary wood-burning stove over a glass hearth, coved ceiling, recessed lighting, pair of double glazed sliding patio doors opening to the balcony from where panoramic views of the sea, around the bay to Dungeness and to the coast of France on a clear day, can be enjoyed, radiators.

BALCONY

Decked in composite decking and enclosed by glazed balustrade with a chrome handrail, the balcony provides a beautiful space for alfresco dining and entertaining and the perfect vantage point from which to enjoy the spectacular views.

KITCHEN/DINING ROOM

A generous space spanning the width of the property, incorporating the **kitchen area** with a comprehensive range of base cupboard and drawer units in a contemporary shaker style incorporating integrated dishwasher, deep pan drawers, square edged Minerva marble effect worktops inset with Bosch multipoint induction hob with suspended Elica Seashell extractor hood above, and undermounted with one and a half bowl stainless steel sink with grooved drainer to

side and mixer tap, tiled splashbacks, full-height bank of units incorporating four Bosch ovens flanked by pull-out larder cupboards to either side, housing and plumbing for freestanding American style fridge/freezer with full-height shelved storage cupboard to side, further run of coordinating units within the **dining area** incorporating two wine coolers with square-edged woodblock worktops topped by glazed and illuminated display cabinets, slate-effect flooring throughout, coved ceiling, recessed lighting, two double glazed windows to rear enjoying a pleasant open aspect towards Hythe's pretty hillside, open tread staircase to second floor, contemporary vertical radiator.

CLOAKROOM

Low-level WC with concealed cistern, corner wash basin with mixer tap and vanity cupboard below, tiled splashback, timber-effect flooring, coved ceiling, obscured double glazed window to side, column radiator.

SECOND FLOOR LANDING

Doors to bathroom and:

BEDROOM

Wood effect flooring, the whole set beneath a vaulted ceiling with two double glazed Velux roof lights to either side and a further double glazed window to the front, facing south and commanding panoramic views of the sea, radiator.

BATHROOM

Well fitted with a contemporary suite comprising free standing twin-ended bath with water spout and handheld shower, low-level WC, bidet, pedestal wash basin with mixer tap, tiled floor, double glazed window to rear, double-glazed Velux roof light to side enjoying views over Fisherman's Beach and of the sea, heated ladder rack towel rail, radiator.





OUTSIDE

FRONT GARDEN

The garden to the front of the property is finished in resin bound gravel providing an additional off-road parking space and from here a resin bound gravelled driveway leads down past the side of the property to the rear garden where there is ample further parking providing access to the integral garage and access to a **covered carport** with provision for EV charging.

The remainder of the garden is paved in natural stone providing a delightful environment for alfresco entertaining and incorporating a covered **outdoor kitchen area**, a generously sized hot tub set beneath a covered pergola and access to:

PURPOSE-BUILT GARDEN ROOM/OFFICE

Also utilised by the current owners as a gym, this is a substantial structure following a contemporary design with timber effect flooring, power and recessed lighting. The room is entered via a pair of double glazed doors with double glazed windows to either side. A further door gives access to a **storeroom** also equipped with power and lighting, and double glazed door to side.

GARAGE

Electric roller door to front, power and light, feature glass block window to side.

EPC Rating Band

COUNCIL TAX

Band F approx. £3,479.83 (2025/26)
Folkestone & Hythe District Council.

VIEWING

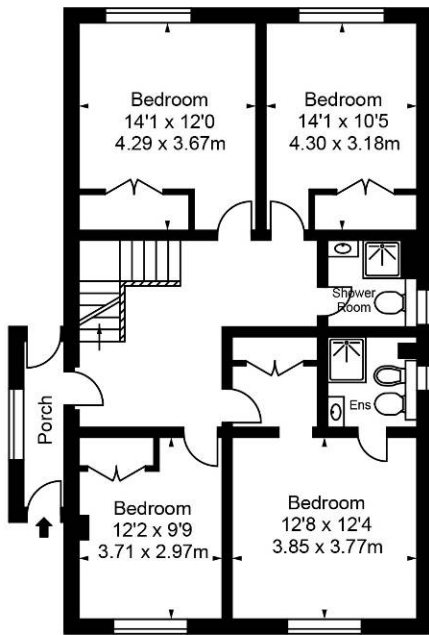
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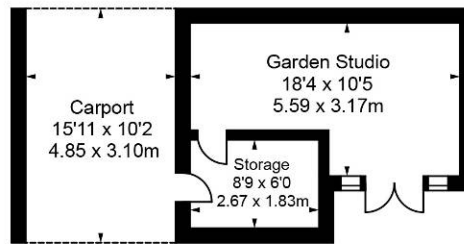


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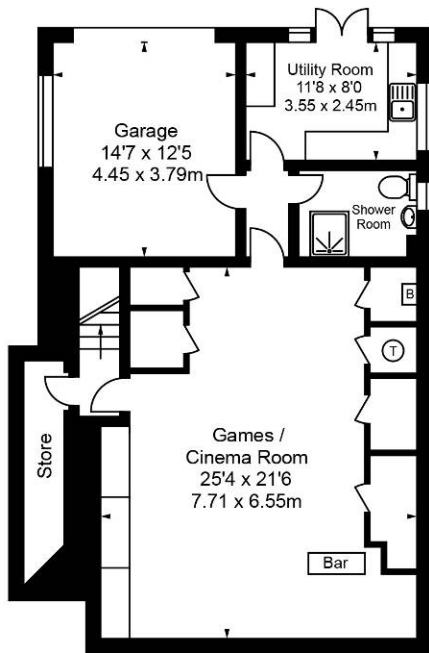


Upper Ground Floor

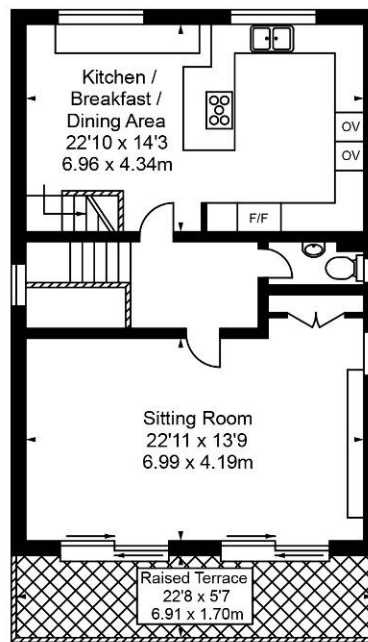
Approximate Gross Internal Area :-
 Lower Ground Floor :- 92.70 sq m / 998 sq ft
 Upper Ground Floor :- 90.39 sq m / 973 sq ft
 First Floor :- 74.90 sq m / 806 sq ft
 Top Floor :- 48.06 sq m / 517 sq ft
 Outbuilding :- 20.60 sq m / 222 sq ft
 Total :- 326.65 sq m / 3516 sq ft



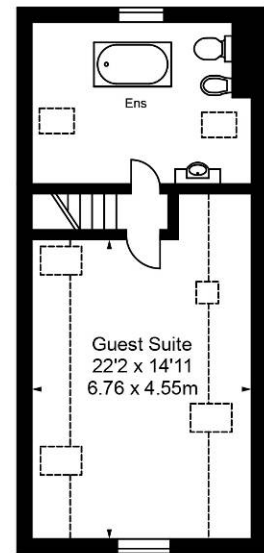
Outbuilding



Lower Ground Floor



First Floor



Top Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanetlk.com