



49 High Street, Hythe, Kent CT21 5AD



4 WEST PARADE, HYTHE

£750,000 Freehold
NO ONWARD CHAIN

Enviably situated in a prime beachfront location from where it commands a magnificent southerly panorama of the sea, a handsome Victorian town house offering versatile accommodation, arranged over 4 floors and totalling circa 2280 sq ft with a pretty garden to the rear. No onward chain. EPC D.



4 West Parade, Hythe CT21 6BU

**Two Bedrooms, Office, Bathroom,
Entrance Hall, Sitting Room, Kitchen/Dining Room, Shower Room,
Drawing Room, Kitchen/Breakfast Room, Shower Room,
Two Bedrooms, Cloakroom,
Rear Garden**

DESCRIPTION

Enviably situated in a prime beachfront location from where it commands a magnificent panorama of the sea, around Hythe Bay to Dungeness in the west and to the coast of France on a clear day, this stunning Victorian town house, once arranged as two maisonettes, has been restored by the current owners to provide a versatile family home with accommodation arranged over four floors. The property could (subject to obtaining all necessary consents and approvals) be relatively easily returned to two maisonettes.

The well appointed, elegantly proportioned accommodation is designed to ensure the stunning vistas can be enjoyed from all of the principal spaces and includes a welcoming entrance hall leading to the sea facing sitting room which is open plan to the kitchen/dining room with Juliette balcony overlooking the garden. There is also a shower room on this floor. The lower ground floor comprises two bedrooms, one leading to the garden, a bathroom and an office, also accessing the garden. On the first floor there is a beautiful drawing room opening onto a south facing balcony, the perfect vantage point from where to enjoy the views, a further kitchen/breakfast room and a shower room. The second floor is occupied by two bedrooms, the principal bedroom also enjoying sea views, and a cloakroom.

There is a shallow courtyard to the front and to the rear there is a relatively secluded garden with rear access.

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 UPVC and double glazed door with obscured double glazed fan light above, deep moulded cornice, obscured glazed door with glazed fan light above opening to:

ENTRANCE HALL

Polished timber flooring, staircase to first floor, deep moulded cornice, radiator, door to:

SITTING ROOM

Polished timber flooring, attractive marbled fireplace surround with stone insert encompassing a coal effect gas fire over a stone hearth, wall light points, bay with double glazed sash windows to front commanding magnificent views of the sea and around the bay to Dungeness, radiators, open plan to:

KITCHEN/DINING ROOM

Polished timber flooring within the dining area, radiator, door giving access to inner hallway, the **kitchen** area well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated electric oven and spaces for fridge, freezer and dishwasher, square edged woodblock work surfaces inset with four burner gas hob and ceramic sink and drainer with mixer tap, tiled splashbacks, coordinating wall cupboards, stainless steel glazed and illuminated extractor hood above the hob, wall-mounted Glowworm gas-fired boiler, tiled floor, recessed lighting, double glazed sliding doors opening to Juliet balcony to rear.

INNER HALLWAY

Staircase to lower ground floor, door to:

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low level WC with concealed cistern, vanity cupboard to side and worktop inset with wash basin with mixer tap, vanity cupboard above, additional vanity cupboard, tiled floor, tiled walls, recessed lighting, extractor fan, obscured

double glazed window to rear, heated ladder rack towel rail.

LOWER GROUND FLOOR HALLWAY

Travertine tiled floor, door giving access to deep walk-in storage cupboard with plumbing for washing machine, double glazed door to front, radiator, doors to:

BEDROOM

Travertine tiled floor, bay with double glazed window to front, radiator.

BEDROOM

Travertine tiled floor, double glazed sliding patio doors opening to and overlooking the rear garden, radiator.

BATHROOM

Panelled bath with mixer tap, walk-in shower enclosure with glazed shower screen and thermostatically controlled monsoon shower with separate handheld attachment, low level WC, pedestal wash basin with mixer tap, travertine tiled floor, walls tiled to half height, recessed lighting, extractor fan, heated ladder rack towel rail.

STUDY

Built-in heated linen cupboard housing pressurised hot water cylinder, travertine tiled floor, double glazed door opening to and overlooking the rear garden, radiator.

FIRST FLOOR MEZZANINE LANDING

Staircase continuing to first floor landing, door to:

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, pedestal washbasin with tiled splashback, built-in storage cupboard housing Worcester gas-fired boiler, coved ceiling, obscured double glazed window to rear, radiator.





DRAWING ROOM

A generous space with attractive painted stone fireplace with tiled insert and hearth, coved ceiling, decorative ceiling rose, bay with double glazed casement doors and double glazed windows opening to the balcony to the front from where glorious views of the sea and around the bay to Dungeness can be enjoyed, further casement door opening to balcony, radiators.

KITCHEN/BREAKFAST ROOM

Range of base cupboard and drawer units incorporating integrated electric oven, space and plumbing for washing machine, roll top granite effect work surfaces inset with one and a half bowl sink and drainer with mixer tap and four burner electric hob, tiled splashbacks, range of coordinating wall cupboards incorporating shelving and plate rails, shelved storage cupboard, double glazed sash window to rear enjoying views towards Hythe's pretty hillside and St Leonard's Church, radiator.

SECOND FLOOR LANDING

Access to eaves storage cupboard, double glazed sash window to rear, doors to:

BEDROOM

Pair of built-in wardrobe cupboards, painted fireplace surround with cast iron insert, three double glazed windows to front, commanding far-reaching views of the sea and around the bay to Dungeness, radiator.

BEDROOM

Painted fireplace surround with cast iron insert, double glazed sash window to rear enjoying views towards Hythe's pretty hillside and St Leonard's Church, radiator.

CLOAKROOM

Low level WC, corner wash basin with tiled splashback.

REAR GARDEN

Directly to the rear of the property is a decked terrace stepping down to the remainder of the garden, which is laid to lawn, edged by borders stocked with a variety of shrubs and other plants including roses, euonymus, honeysuckle, hydrangea and bay amongst others. Within the garden is a timber-framed storage shed and a pedestrian gate gives access to the rear alleyway.

EPC Rating Band D

COUNCIL TAX

Band E approx. £3,063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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



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West Parade, Hythe

Approximate Gross Internal Area :-

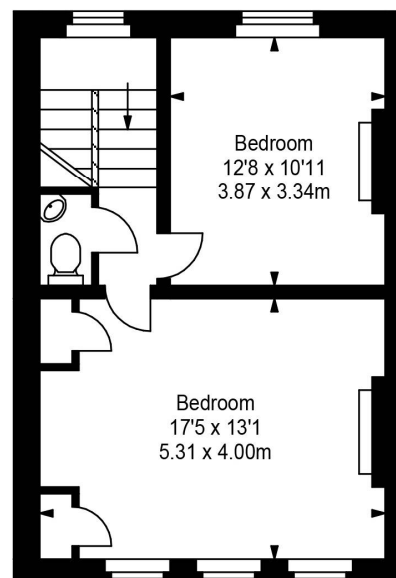
Lower Ground Floor :- 61.87 sq m / 666 sq ft

Upper Ground Floor :- 58.34 sq m / 628 sq ft

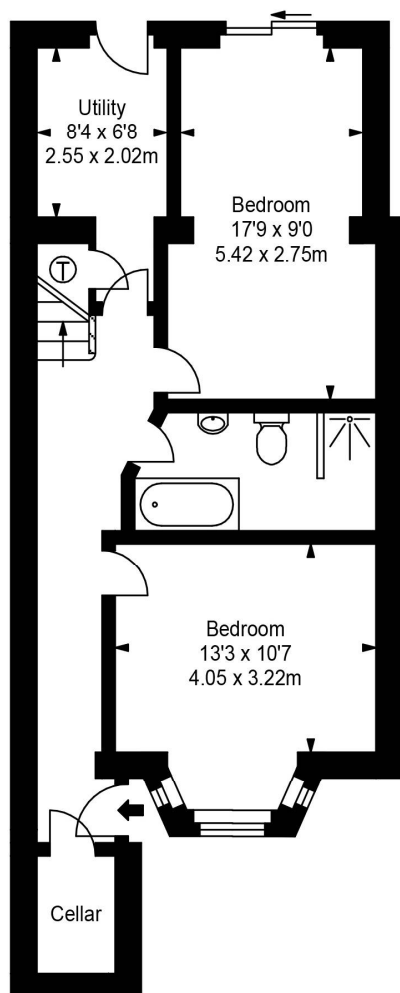
First Floor :- 49.24 sq m / 530 sq ft

Second Floor :- 42.36 sq m / 456 sq ft

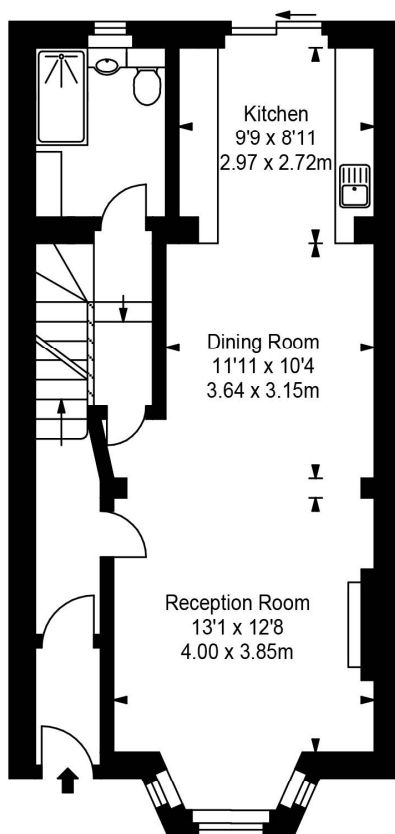
Total :- 211.81 sq m / 2280 sq ft



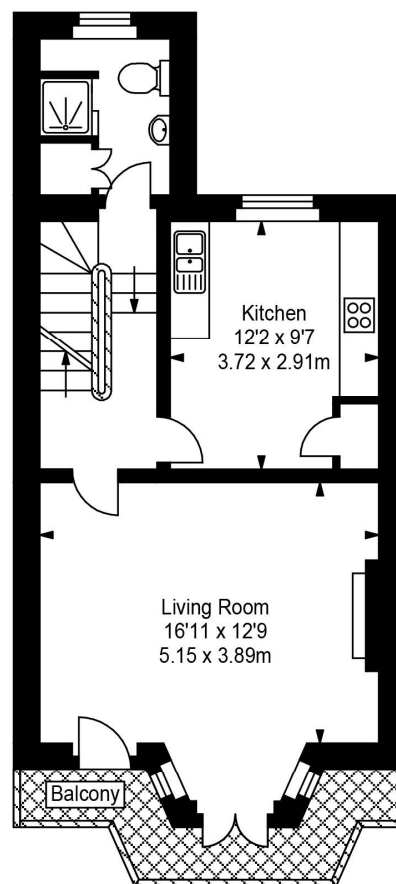
Second Floor



Lower Ground Floor



Upper Ground Floor



First Floor

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