



49 High Street, Hythe, Kent CT21 5AD

**NO ONWARD CHAIN**



## **1 FOUR WINDS COURT WEST PARADE, HYTHE**

**£645,000 Freehold  
NO ONWARD CHAIN**

In a prime beachfront location from where it commands superb views of the sea and around the coastline to Dungeness, this striking townhouse has been designed to offer versatile accommodation over four floors. Sitting room, kitchen/dining room, utility room, 3 bedrooms (3 en-suites), study, shower room, garage. EPC C.



**1 Four Winds Court  
West Parade  
Hythe CT21 6DS**

**Entrance Hall, Study, Shower Room, Utility Room  
Kitchen/Dining/Living Space, Balcony  
Bedroom (used as a sitting room) with En-Suite Bathroom and Balcony, Bedroom  
with En-Suite Shower Room  
Master Bedroom Suite with En-Suite Bathroom  
Communal Area with Bin Store & Storage Cupboard, Garage**

**SITUATION**

In a prime beachfront location, very close to the prestigious Fisherman s Beach development, the property is situated directly on the unspoilt seafront of this ancient Cinque Ports Town, with its long stretches of shingle beaches and on a level approach to the Royal Military Canal. 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 is approximately 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. Eurostar trains to Paris and Brussels also depart from the latter. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)

**DESCRIPTION**

Forming part of a small and well regarded development of only five properties in a prime beachfront position, this striking townhouse offers versatile accommodation arranged over four floors with stunning sea views from almost every room. The interior has been finished in a smart contemporary style and comprises an entrance hall leading to a study (occasional bedroom) with adjacent shower room and a large utility room with access to the communal area with store room and bin store. On the first floor the sitting room opens onto a sea facing balcony and is open plan to the kitchen/dining room with granite worktops and integrated appliances. The second floor comprises two double bedrooms, one with a balcony and the master suite occupies the third floor. Every bedroom has en-suite facilities. There is the added benefit of a garage accessed from Victoria Road.

NB whilst the principal property is freehold, the garage and communal areas are leasehold.

The accommodation comprises:

Open Porch with timber effect door with  
opaque porthole window and with opaque

double glazed panels to either side opening  
to:

## **STUDY**

Double glazed picture window to front commanding uninterrupted views of the sea and further high level double glazed windows to front and side also enjoying views of the sea, coved ceiling, recessed lighting, radiator.

## **SHOWER ROOM**

Fitted with a contemporary suite comprising twin size shower enclosure with thermostatically controlled shower, wall hung wc with concealed cistern and wall hung wash basin with mixer tap, polished porcelain flooring, recessed lighting, coved ceiling, extractor fan, heated ladder rack towel rail.

## **UTILITY ROOM**

A generous space with base cupboard with recesses to either side and provision for washing machine and tumble dryer, square edge granite effect worktop inset with stainless steel sink and drainer unit with mixer tap, tiled splashback, range of coordinating wall cupboards and integrated fridge and freezer, polished porcelain flooring, coved ceiling, recessed lighting, double glazed window to side, radiator, pair of cupboards housing wall mounted Vaillant gas fired boiler and Vaillant pressurised hot water cylinder, door giving access to secure covered walkway where the property benefits from a separate storeroom and access to the bin store.

## **FIRST FLOOR LANDING**

Staircase continuing to second floor, coved ceiling, recessed lighting, radiator, door giving access to first floor exit with steps leading down to Victoria Road, door to:

## **KITCHEN/DINING/LIVING SPACE**

A generous space arranged in two defined sections: ***Kitchen Area*** Range of contemporary base cupboard and drawer units incorporating integrated Neff dishwasher and integrated Neff electric oven, deep pan drawers and wine rack, integrated fridge, square edged granite worktops inset with 4-burner Neff Induction hob and undermounted with 1½ bowl stainless steel

sink unit with grooved drainer to side and mixer tap, coordinating granite upstands with coloured glass splashbacks and range of coordinating wall cupboards above with concealed lighting and incorporating Elica extractor hood above the hob and integrated Neff microwave oven, polished porcelain flooring, coved ceiling, recessed lighting, double glazed window to side enjoying a westerly aspect around the bay and to Dungeness in the far distance, radiator, open plan to ***Dining Area*** engineered oak flooring, coved ceiling, recessed lighting, double glazed windows to front and side enjoying uninterrupted views of the sea and pair of double glazed doors opening to the balcony, radiator.

## **BALCONY**

A pleasant decked space enclosed by stainless steel and glazed balustrade and from where 180° sea views can be enjoyed.

## **SECOND FLOOR LANDING**

Staircase continuing to first floor, doors to:

## **BEDROOM**

Engineered oak flooring, coved ceiling, recessed lighting, double glazed windows to front and side commanding magnificent views of the sea and double glazed casement doors opening the balcony, radiator, door to:

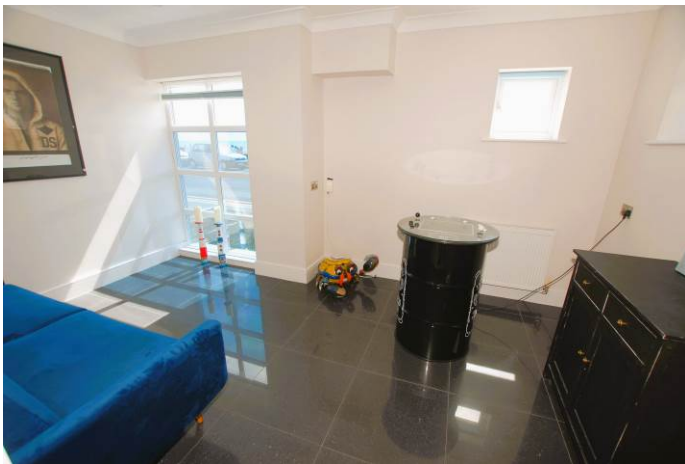
## **EN-SUITE BATHROOM**

Fitted with a contemporary suite comprising twin ended panelled bath within a tiled surround, close coupled wc, wall hung wash basin, tiled floor, coved ceiling, recessed lighting, extractor fan, opaque double glazed window to side, wall mounted heated ladder rack towel rail.

## **BALCONY**

A pleasant decked space enclosed by stainless steel and glazed balustrade and from where 180° views of the sea can be enjoyed.





## **BEDROOM**

Fitted wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, recessed lighting, double glazed windows to side enjoying views of the sea, radiator, door to:

## **EN-SUITE SHOWER ROOM**

Well fitted with a contemporary suite comprising tiled shower enclosure with thermostatically controlled shower, close coupled wc, wall hung wash basin with tiled and mirrored splashback, tiled floor, coved ceiling, recessed lighting, extractor fan, wall mounted heated ladder rack towel rail.

## **THIRD FLOOR LANDING**

Coved ceiling, recessed lighting, radiator, door to:

## **BEDROOM**

Built-in wardrobe cupboard concealed by sliding mirrored doors, coved ceiling, recessed lighting, pair of double glazed windows to front, three double glazed windows to side and further angled double glazed window to the opposite side all enjoying magnificent views of the sea, access to two separate loft spaces via hatch each fitted with loft ladders, radiator, access to built-in shelved storage cupboard, door to:

## **EN-SUITE BATHROOM**

Of a generous size and well fitted with a contemporary suite comprising twin ended bath set within a tiled surround, twin size shower enclosure with thermostatically controlled shower, wall hung wc with concealed cistern, pedestal wash basin with mixer tap, tiled and mirrored upstand, tiled floor, coved ceiling, recessed lighting,

extractor fan, opaque double glazed window to rear and side, wall mounted heated ladder rack towel rail.

## **OUTSIDE**

**Communal Area** with Bin Store and separate Storage Cupboard

## **GARAGE**

Single garage with electronically operated roller door and light.

## **LEASE & SERVICE CHARGE**

House is freehold but the garage and communal areas are leasehold with remainder of 999 year lease which commenced circa 2011 Service Charge circa £30 per month.

## **EPC RATING C**

## **COUNCIL TAX**

Band F approx £3,173.49 (2023/24)  
Folkestone & Hythe District Council.

## **VIEWING**

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

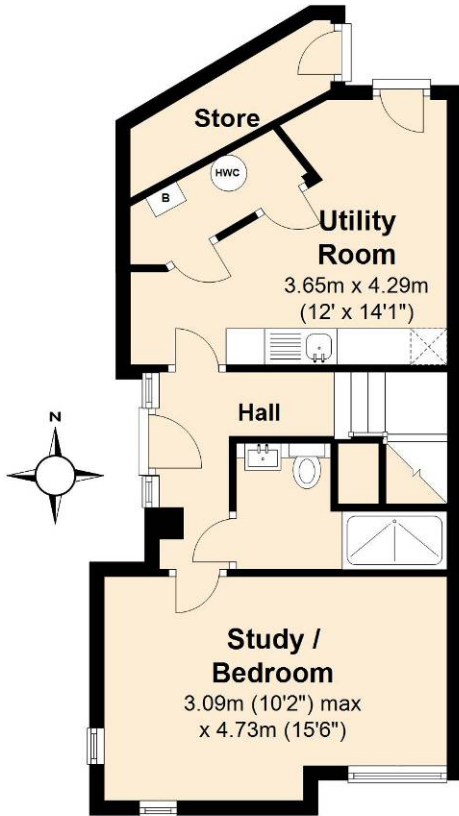


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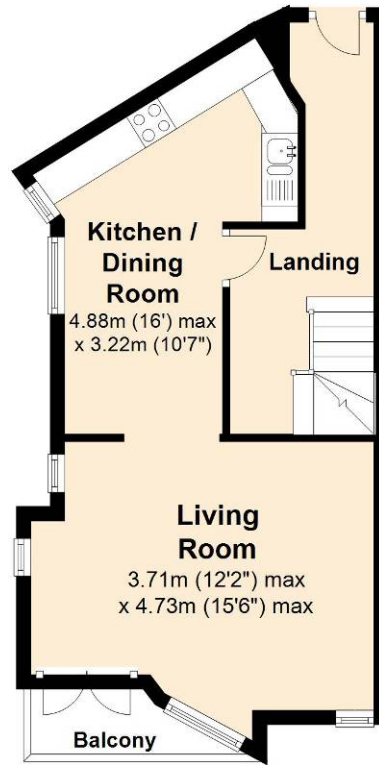
### Ground Floor

Approx. 42.0 sq. metres (452.5 sq. feet)



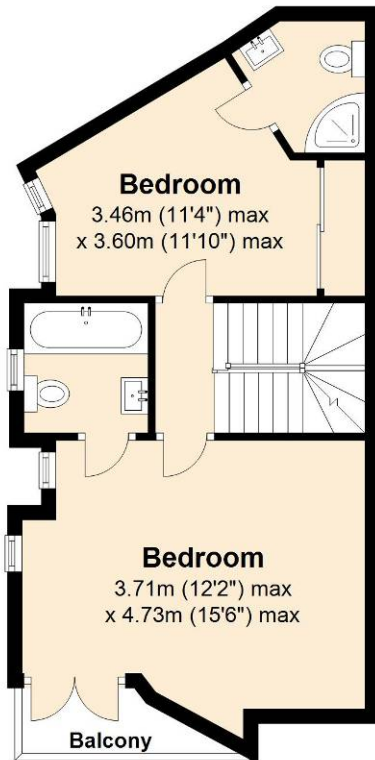
### First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



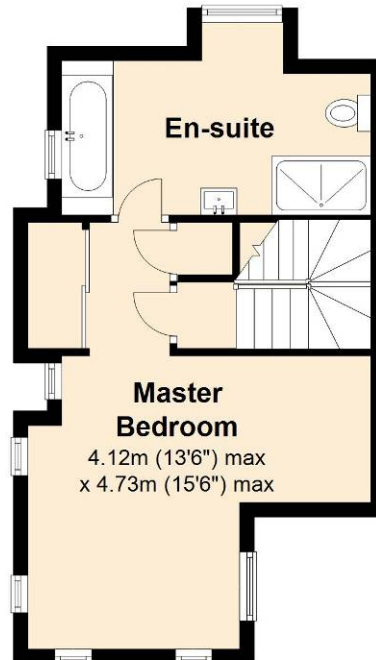
### Second Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



### Third Floor

Approx. 34.3 sq. metres (369.2 sq. feet)



Total area: approx. 153.4 sq. metres (1650.8 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
Plan produced using PlanUp.