



## Marine Parade Hythe CT21 6AN

- Desirable Period Townhouse
- Accommodation Over Five Floors
  - Four/Five Bedrooms
- Modern Kitchen/Breakfast Room
- Panoramic Views Of Sea & Countryside
- Seafront Location
- High Ceilings & Period Features
- Two Bathrooms & A Shower Room
- Potential For Separate Basement Apartment
- Private Garden and Balcony

**Asking Price £1,000,000 Freehold**





Mapps Estates are delighted to bring to the market this desirable five storey period townhouse residence situated directly on the seafront and enjoying panoramic views of the English Channel and the surrounding countryside. Believed to have been built c.1867 and being brought to the market for the first time since 1976, this is a rare opportunity to acquire such a prestigious home. The versatile accommodation comprises a large sitting room leading to the private garden which opens directly onto the promenade and beach, an elegant dining room opening to a first floor balcony, a master bedroom with en suite bathroom, three/four further bedrooms, a bathroom and separate shower room, and a modern fitted kitchen/breakfast room with granite worktops and fitted German appliances. In addition, there are two workshops to the basement level, one having formerly been a garage, and a parking space to the rear. There is also potential to convert the basement level into a separate flat or annexe, subject to the relevant planning permission being obtained. An early viewing of this impressive home comes highly recommended.

Located directly on Hythe's seafront overlooking the beach and promenade, and enjoying lovely views of Hythe hillside and the surrounding countryside to the front. The town centre is within easy reach and can be accessed via a delightful walk along 'Ladies Walk' which also brings you to Hythe's historic Royal Military Canal. There is an excellent array of independent shops, together with Waitrose, Sainsbury's and Aldi stores. Doctors' surgeries, dentists, public library and St Leonard's Church are also all located centrally. If required, the M20 motorway, Channel tunnel terminal and ports of Folkestone and Dover are also easily accessed by car, along with high speed rail services available from Folkestone, (approximately 15 minutes by car), giving access to London St Pancras in approximately 50 minutes.

## Raised Ground Floor:

### Entrance Porch

A pitched roof entrance porch approached via steps from the rear parking area, with vaulted wood-panelled ceiling, UPVC leaded double glazed windows and entrance door, tiled floor, internal solid wood entrance door opening to reception hall.

### Reception Hall

With stairs to first floor and basement levels, built-in cloaks cupboard with motion sensor lighting and further store cupboard over, cast iron radiator, picture rail, alarm keypad.

### Bedroom 12'7 x 10'2

With UPVC double glazed sash window with view of St. Leonard's church, feature fireplace, picture rail, radiator.

### Sitting Room 16'11 x 15'4

With UPVC double glazed sash windows to bay and French doors to garden, open fireplace, exposed wooden floorboards, coved ceiling and ceiling rose, picture rail, radiator.

## Basement Level:

### Landing Area

With stairs to upper floor, understairs storage space, fitted kitchen store cupboards with Aquaboarding splashbacks, exposed wooden floorboards, radiator.

### Bathroom 7'8 x 6'2

With UPVC double glazed window, panelled bath with mixer tap, wall-mounted shower attachment and folding shower screen over, wash hand basin with store cabinet under, WC, space and plumbing for washing machine, part-tiled walls, exposed wooden floorboards, radiator.

### Reception Room 14'11 x 10'3

With UPVC frosted double glazed external door, feature fireplace, fitted store cupboards and shelving to chimney breast recesses, fuse box and electric meter, high level plate shelf, exposed wooden floorboards, recessed shelving with mirrored back, radiator.



### **Workshop 13'11 x 9'9**

With internal window, power and light, fitted store cupboards, power and light, door to further workshop.

### **Workshop (Former Garage) 17' x 13'9**

With wooden stable door opening to parking space, pitched glazed roof for natural light, power and light.

### **First Floor:**

#### **Split Level Landing**

With stairs to upper and lower floors, exposed wooden floorboards, radiator.

#### **Dining Room 16'11 x 15'4**

With full length UPVC double glazed windows to bay and French doors to balcony enjoying sea view, feature fireplace with gas connection and wall light points over, exposed wooden floorboards, picture rail, coved ceiling, radiator.

### **Balcony**

With wooden floorboards and glazed panel balustrades, fibreglass canopy over, outdoor power points, panoramic sea view.

### **Shower Room**

With UPVC sash window, fully tiled shower cubicle with Mira electric shower, wash hand basin with store cabinet under, WC, exposed wooden floorboards, wood-panelled ceiling, part-tiled walls, radiator.

### **Kitchen/Breakfast Room 12'6 x 10'1**

With UPVC double glazed sash window with view of St. Leonard's church, modern fitted kitchen with granite worktops and feature copper effect splashbacks, range of cream wood grain effect store cupboards with concealed up lighting, matching drawers, island unit with granite worktop and breakfast bar, inset stainless steel sink with Grohe mixer tap with boiling water function over, further store cupboards under, five ring AEG gas hob with



Smeg extractor over, fitted high level Neff ovens, space and plumbing for washing machine, cupboard housing Viessmann gas-fired combination boiler, integrated slimline Bosch dishwasher, plinth fan heater, tiling to chimney breast, recessed downlighters, exposed wooden floorboards.

## Second Floor:

### Landing

With UPVC double glazed sash window with view of Hythe hillside, stairs to upper and lower floors, understairs store cupboard.

### Master Suite 16'11 x 15'

With UPVC double glazed sash windows to bay with sea view, feature fireplace, picture rail, radiator, open to en suite bathroom with rolltop bath and wall-mounted mixer tap and shower attachment over, chrome effect electric heated towel rail, wash hand basin with mixer tap over and store cabinet under, WC, fully tiled walls, tiled floor, recessed downlighters, extractor fan.

### Bedroom 12'6 x 10'2

With rear aspect UPVC double glazed sash window with view of Hythe hillside, feature fireplace, picture rail, radiator.

### Top Floor:

### Open Landing 16'10 x 9'

Formerly a bedroom, with rear aspect Velux window with panoramic view of Hythe, fitted blind, feature fireplace, fitted shelves to chimney breast recess, radiator, door to bedroom.

### Bedroom 11'10 x 10'1 (max)

With UPVC double glazed door opening to small terrace with panoramic sea views, feature fireplace, radiator.

### Outside:

The property enjoys a private south-facing garden with direct gated access to the seafront promenade and beach, laid to brick block paving and with mature planted borders. There is additional outside space to the basement level and a parking space to the rear.





Total area: approx. 221.6 sq. metres (2385.2 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 PlanIt.

**Local Authority** Folkestone & Hythe District Council  
**Council Tax Band** E  
**EPC Rating** E

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>73</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>51</b>               |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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