



6 West Parade Hythe Kent CT21 6BU  
OIEO £750,000

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# 6 West Parade

Hythe CT21 6BU

Beautifully restored Victorian residence set in a prime seafront location

## Situation

Set in a prime seafront location overlooking the English Channel, this area offers breathtaking sea views, including the iconic Fisherman's Beach. It's a true haven for leisurely strolls, bike rides, and a variety of recreational activities. Located in the picturesque coastal town of Hythe, the property is just a short walk from the vibrant High Street, known for its eclectic mix of restaurants. Residents also enjoy the convenience of four nearby supermarkets, including well-known brands like Waitrose and Sainsbury's. The Royal Military Canal provides opportunities for peaceful rowing and scenic seaside walks, leading to the neighbouring village of Sandgate, famous for its antique shops. For sports and leisure enthusiasts, local facilities include tennis courts, squash courts, cricket and golf clubs and Hythe's sailing club.

Commuters benefit from excellent transport links, with the M20 just two miles away and High-Speed rail services to London available from the nearby Folkestone West and Sandling stations.

## The Property

This beautifully restored Victorian coastal residence exudes timeless charm having been transformed by the current owners from two separate maisonettes into a single elegant home. Spanning four expansive floors it offers a seamless blend of period details and modern convenience, all while enjoying uninterrupted sea views.

The property is accessed via two levels, the main entrance reached by external steps. Inside a welcoming hallway leads up to the first floor and into a kitchen and dining area. This space is the heart of the home featuring an attractive fireplace as a focal point, high level windows that perfectly frame the stunning seascape. The modern kitchen is well

equipped with granite work tops, fitted units and cooking appliances. Steps down from the hallway lead to a rear storage with access to an external stairwell to the rear garden, which would more practically be used as a study.

The lower floor is home to two generously sized rooms, the front bedroom presently used a study and array of bookshelves. The rear bedroom has access to a cloakroom facility with shower and wash hand basin only.

On the lower ground hallway is storage space, access to the garden and a rear bathroom with matching suite.

On the first floor a formal drawing room is the epitome of Victorian elegance complete with an open fireplace and access to a charming balcony with sweeping sea views. Behind here lies a music room, also suited as a bedroom.

On the upper level is a spacious double bedroom with magnificent panoramic sea views, and a rear spacious bathroom. There is a large loft covering the footprint of the upper bedroom and is fully boarded. This residence is a rare combination of coastal grandeur, modern functionality and period allure, making it an exceptional home by the sea.

## Outside

At the front the property features both ground and lower floor entrances. The rear garden is a charming enclosed space with a wealth of mature planting inclusive of a timber garden shed which provides practical storage and work bench and a separate greenhouse, while rear pedestrian access opens onto a quaint walkway.





To view this property call Colebrook Sturrock on **01303 260666**



# 6 West Parade, Hythe



**Lower Ground Floor -**  
53.0 sq m / 570 sq ft

**Ground Floor -**  
47.6 sq m / 512 sq ft

**First Floor -**  
47.5 sq m / 511 sq ft

**Second Floor -**  
39.9 sq m / 429 sq ft

**Outbuildings -**  
11.5 sq m / 124 sq ft

Approximate Gross Internal Area = 188.0 sq m / 2022 sq ft  
 Outbuildings = 11.5 sq m / 124 sq ft  
 Total = 199.5 sq m / 2146 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1129979)



## Services

We understand all main services are available.

## Local Authority

Folkestone and Hythe District Council, Council Offices, Castle Hill Avenue, Folkestone, Kent, CT20 2QY.

## Tenure

Freehold

## Current Council Tax Band: E

## EPC Rating: D

## Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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