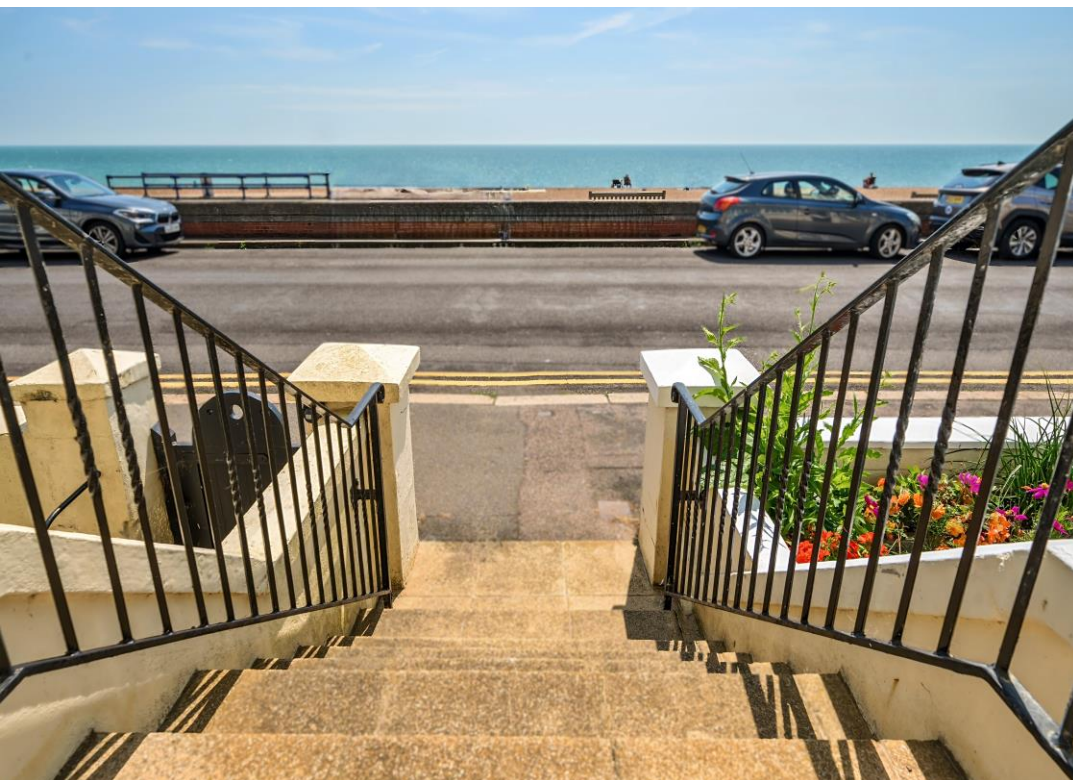




4 West Parade Hythe Kent CT21 6BU
Guide £767,500

colebrooksturrock.com





4 West Parade

Hythe Kent CT21 6BU

Victorian town house enjoying a prime seafront location overlooking the English Channel.

Situation

Enjoying a prime seafront location overlooking the English Channel, this area offers some of the most dramatic sea views, including the iconic working fishermans beach. Here you can immerse yourself in a haven perfect for leisurely strolls, invigorating bike rides, and a myriad of recreational pursuits.

Situated in the charming coastal town of Hythe and just a short walk from the High Street which boasts an eclectic collection of restaurants. Additionally, residents can choose from four supermarkets including esteemed names like Waitrose and Sainsbury's.

The Royal Military Canal invites serene rowing excursions and leisurely seaside promenades leading to the neighbouring enclave of Sandgate, where numerous antique shops await exploration. Nearby sport and leisure facilities include tennis, squash, and Hythe's sailing club.

For commuters, transportation links are well-provided. The M20 is just two miles away, and the nearby railway stations of Folkestone West and Sandling offer High Speed rail service to London.

The Property

This Victorian coastal residence exudes timeless elegance, having undergone considerable renovation by the current owners to combine two maisonettes into one attractive dwelling. Now spanning four floors, it offers a sense of openness, complemented by uninterrupted sea vistas.

Approached via two levels, the entrance features external steps and wrought iron railings leading to a hallway with stairs to the first floor and access to an open-plan kitchen and living area. This space boasts an attractive fireplace as a focal point and

high level windows that take full advantage of the view. The modern kitchen includes a range of fitted units and cooking appliance. An inner doorway can still separate the property, leading to a landing hallway with access to a shower room with a matching two piece suite.

Stairs descend to the lower floor, which has its own entrance and a cupboard with plumbing facilities under the stairwell.

The lower floor is presently arranged with two spacious double bedrooms, the rear one featuring patio doors to the back garden. Between these rooms is a well fitted, fully tiled modern bathroom suite, with a separate walk-in shower. Off the hallway is a rear vestibule with a glazed door to the garden and an airing cupboard housing the hot water cylinder and gas boiler.

The first floor drawing room showcases period accents, a charming balcony, and enchanting sea views. This floor also includes a second kitchen with integrated cooking appliance.

On the upper floor are two additional double bedrooms. The front bedroom is particularly impressive, enjoying dramatic sea views. There is also a large loft which covers the area of the fourth floor with two skylights and potential for conversation. A useful cloakroom/WC completes this level.

Outside

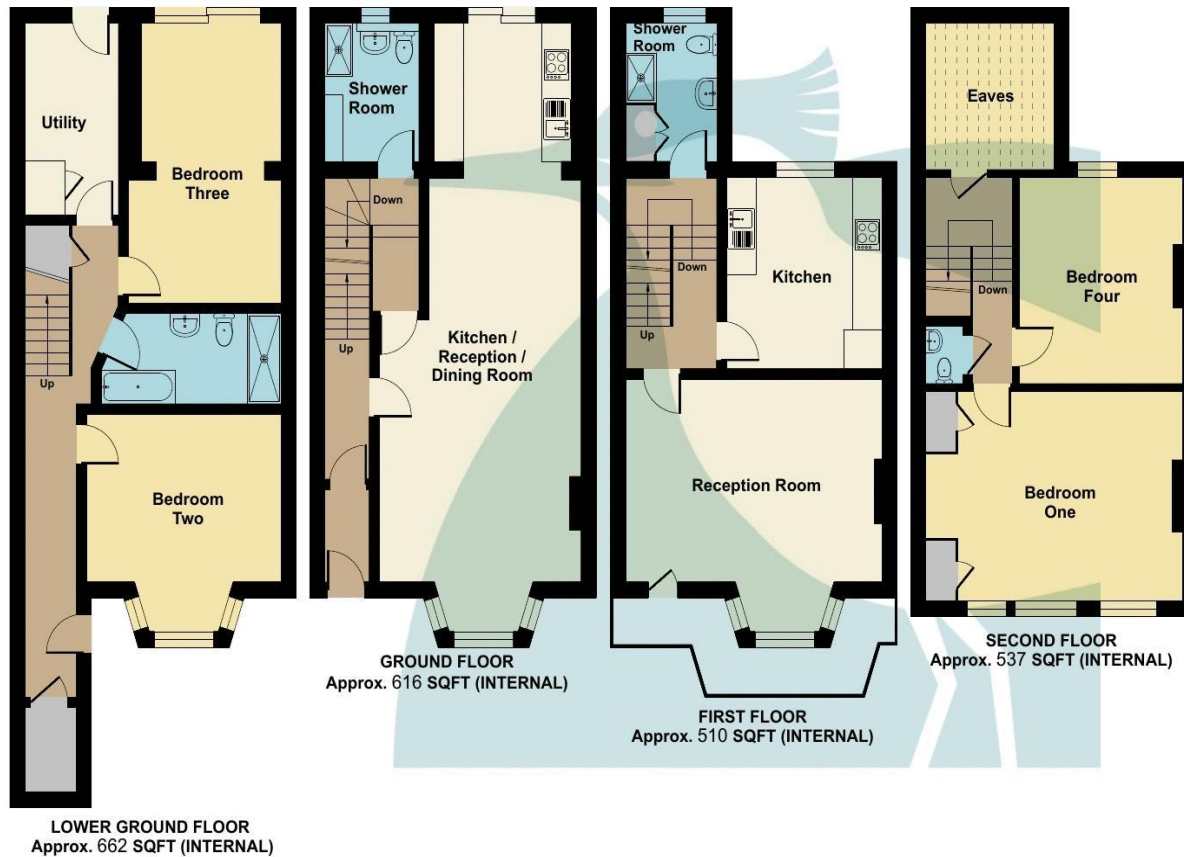
To the front is a ground and lower floor entrance. The rear garden is enclosed with a small lawn, selection of mature planting to borders, timber garden shed and rear pedestrian access to a small walk way.



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

Total Approximate Area = 2242 sq ft / 208.3 sq m
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Total = 2325 sq ft / 216 sq m
 For identification only - Not to scale

Denotes restricted
head height



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

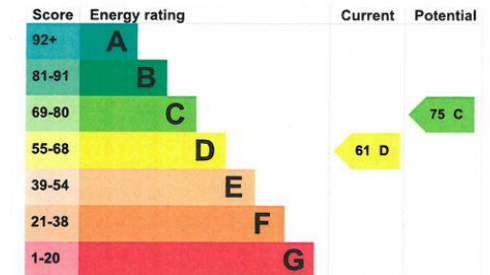
Current Council Tax Band: E

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.

Kitchen
12'2 x 10'6 (3.72 x 3.20)
Reception Room
17' x 12'9 (5.18 x 3.89)
Kitchen / Reception / Dining Room
38'3 x 13'3 (11.66 x 4.04)
Bedroom One
17'5 x 13'2 (5.31 x 4.01)
Bedroom Two
13'8 x 13'2 (4.17 x 4.01)
Bedroom Three
17'9 (5.41) x 9' (2.74)
Bedroom Four
12'8 x 10'11 (3.86 x 3.33)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Colebrook Sturrock 2014 Limited. REF: 1165143

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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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