



62 Marine Parade Hythe Kent CT21 6AW
Guide £1,200,000

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62 Marine Parade

Hythe CT21 6AW

An elegant Regency home, proud of its features, and positioned directly on the beach.

Chain Free.

Situation

Situated in a coveted location directly on Hythe seafront along Marine Parade, this property offers uninterrupted sea views and direct access for picturesque strolls along the promenade.

The views to the rear are also incredible as the property overlooks a pretty private communal green and beyond towards Hythe's hillside and St. Leonards Church, a most attractive vista. It's prime location offers easy access into Hythe town centre with an array of shops and restaurants to enjoy.

Folkestone West and Sandling train stations provide access to the high speed links into London for an easy commute.

The Property

Presenting a handsome Regency townhouse over four floors accessed via a grand staircase over seen by an impressive roof lantern, enhancing the sense of space and grandeur of this incredible period home. Lovingly refurbished by the current owner the property retains many original features including 11ft high ceilings, ornate wrought iron balcony and feature fireplaces to name a few.

A generous hallway with stone floors leads you through to the kitchen and dining room with doors out to the beach garden, complete with the original shutters.

To the first floor the grand reception room makes the most of the incredible seamless sea views, a bathroom and a bedroom with views overlooking Hythe town and pretty Church is a delight.

The second floor includes two bedrooms and a shower room, the master bedroom with a three arch feature window perfectly showcasing the view of the beach and sea beyond.

There is also the benefit of a lower ground floor with a further bedroom, a games room, laundry and shower room. Here you will also find the original butlers pantry and original storage.

Outside

The property is accessed via a private access to the rear which offers parking and a pretty communal green for residents to enjoy.

A charming outdoor area extends gracefully onto the promenade, adorned with inviting seating arrangements and an assortment of carefully curated plants that provide a sense of seclusion.

Tenure and Services

Freehold. All mains services are understood to be connected to the property.

Local Authority

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

Current Council Tax Band: E

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.





To view this property call Colebrook Sturrock on **01303 260000**

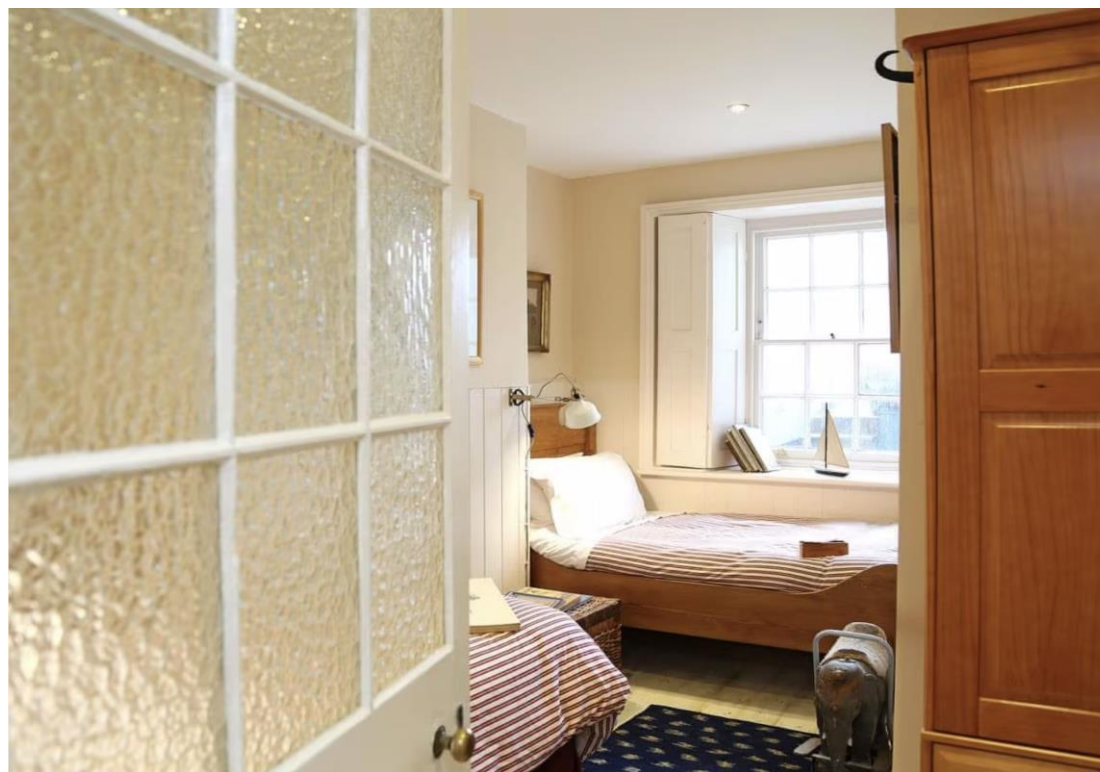
62 Marine Parade, Hythe



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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. (ID1005260)



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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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