



49 High Street, Hythe, Kent CT21 5AD



1 GRANVILLE PARADE, SANDGATE

£695,000 Freehold

This handsome period house occupies a prime beach front position in the heart of this vibrant village from where it commands magnificent views of the sea. The attractively presented accommodation includes a sitting room, kitchen/dining room, 3 bedrooms (one with en-suite and sea facing balcony). Large garage. EPC D



1 Granville Parade Sandgate CT20 3AL

**Entrance Hall, Sitting Room, Dining Room open plan to Kitchen,
Principal Bedroom with En-Suite Shower Room,
Two Further Bedrooms and a Bathroom
Attached Double Garage**

DESCRIPTION

This substantial semi detached period house is offered for sale in good order and is beautifully presented throughout. The spacious and versatile accommodation is arranged over three floors with all of the principal rooms facing and enjoying uninterrupted views of the sea.

The accommodation includes a welcoming entrance hall with bespoke Neville Johnson oak and glazed staircase, two bedrooms and a beautiful bathroom on the ground floor. The first floor comprises a generous landing leading to the spacious sea facing sitting room, dining room leading to a smartly fitted kitchen. The second floor is entirely occupied by the principal bedroom suite with its large sea facing balcony, the ideal environment in which to relax and enjoy the views, and en-suite shower room. A particularly appealing aspect of the property is the large integral garage, a very unusual feature in this sought after location.

SITUATION

Granville Parade fronts directly onto the beach in the heart of the village and is within moments of the charming and sought-after village centre with its eclectic mix of village store, antiques shops, boutiques, public houses, cafes and restaurants. The long stretches of shingle beach and rowing club are on your doorstep and the coastal path can be followed along the foot of The Leas all the way to Folkestone harbour with the recently revitalised Harbour Arm with champagne bar, restaurants, cafes and live music.

The Cinque Ports Town of Hythe with its wider range of amenities, including a Waitrose, is approximately 3 miles away to the west and the larger town of Folkestone is about a mile to the east. There are a variety of sporting facilities available along the coast, including rowing and sailing clubs, cricket club and a choice of golf courses in the immediate vicinity together with the Hotel Imperial Leisure Centre. The High Speed Rail Link service to London, with a journey time to St Pancras of less than an hour, is available at Folkestone West Station (1 mile) and Ashford International (16 miles). The M20 motorway network and the Channel Tunnel Terminal at Cheriton (Calais 35 minutes) are both about 3 miles distant.

The accommodation comprises:

ENTRANCE PORCH

Entered via an opaque double glazed door with co-ordinating panel to the side and above, mosaic tiled floor with Greek key pattern border and central fanned motif,

obscure glazed door glass panels to either side and above opening to:

ENTRANCE HALL

A generous space with Karndean flooring which extends throughout the majority of the ground floor in a limed oak finish with a geometric border, bespoke Neville Johnson staircase with oak and glazed balustrade leading to first floor landing with co-ordinating oak fronted cabinets beneath, radiator, oak panelled doors to:

BEDROOM

Karndean flooring in a limed oak finish, range of fitted wardrobe cupboards concealed behind sliding panelled doors, deep bay with double glazed windows to front commanding uninterrupted views over the beach and of the sea and around the Bay to Dungeness in the far distance, two radiators.

STUDY/BEDROOM

Karndean flooring in a limed oak finish, cupboard housing wall mounted gas fired Worcester boiler, double glazed window to side, window to rear, light box concealed by fretwork panels, two radiators, double glazed door to:

GARAGE

Of generous size, electronically operated roller door to front, power and light, roof light, cold water supply.

BATHROOM

Panelled bath with thermostatically controlled rain head shower with separate hand held attachment, close coupled WC, wash basin set into worktop with mixer tap and vanity cupboard below and illuminated wall mirror above, tiled floor, tiled walls with decorative panel with Greek key border and central dolphin motif, dimmable lighting, extractor fan, wall mounted heated ladder rack towel rail.

FIRST FLOOR LANDING

Staircase continuing to 2nd floor, Karndean flooring in a limed oak finish extending throughout first floor, window looking through the sitting room and to the sea beyond, radiator, doors to:

SITTING ROOM

Karndean flooring in a limed oak finish with a geometric border, various wall light points, tongue and grooved panelled ceiling, deep bay with double glazed windows to front commanding magnificent uninterrupted views of the sea, around the Bay and to Dungeness, further double glazed window to front commanding similar views, radiators.

DINING ROOM

Karndean flooring in a limed oak finish with a geometric border, base cabinets co-ordinating with those in the kitchen with curved end corner cabinets set beneath Corian worktops with matching upstand continuing through to the kitchen, tall, shelved larder cupboard, coved ceiling, wall light point, double glazed casement doors opening to flat roof above garage to the rear, radiator, archway to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units in a contemporary shaker style and incorporating integrated Neff dishwasher, wine rack, gas double oven/electric grill and deep pan drawers, Corian worktops and upstands inset with 4-burner induction hob and with pre-formed 1½ bowl sink and drainer unit with grooved drainer to side, mixer tap, tiled splashbacks, integrated washing machine and fridge, range of co-ordinating wall cupboards incorporating integrated microwave and illuminated pelmet above the hob, pair of double glazed windows to rear, recessed lighting.

2nd FLOOR LANDING

Access to two deep eaves storage cupboards, access to deep wardrobe cupboards fitted with hanging rails and shelving and lighting, double glazed window to side, door to:





PRINCIPAL BEDROOM

Access to recessed built-in cupboard, pair of double glazed casement doors with double glazed windows to either side opening to the balcony from where magnificent 180° views of the sea can be enjoyed around the Bay to Dungeness in the distance and to Folkestone in the east, radiators.

BALCONY

A generous space measuring 3m x 2.5m enclosed by stainless steel and glazed balustrade, the perfect vantage point from which to soak up the views, enjoy the sun and a glass of wine.

EN SUITE SHOWER ROOM

Fitted with a contemporary suite comprising twin sized glazed shower enclosure with thermostatically controlled shower with rain head shower and separate hand held attachment, close coupled WC, wash basin set into worktop with vanity cupboard below, tiled floor, tiled walls, recessed lighting, illuminated wall mirror, obscure double glazed window to rear, radiator.

OUTSIDE

Front garden

Set behind a low wall and entered via a timber gate, partially paved and topped in shingle for ease of maintenance, raised beds encompassed by railway sleepers.

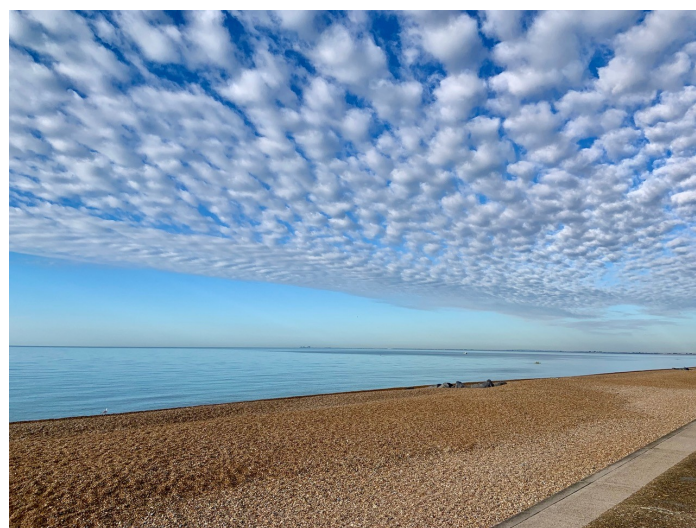
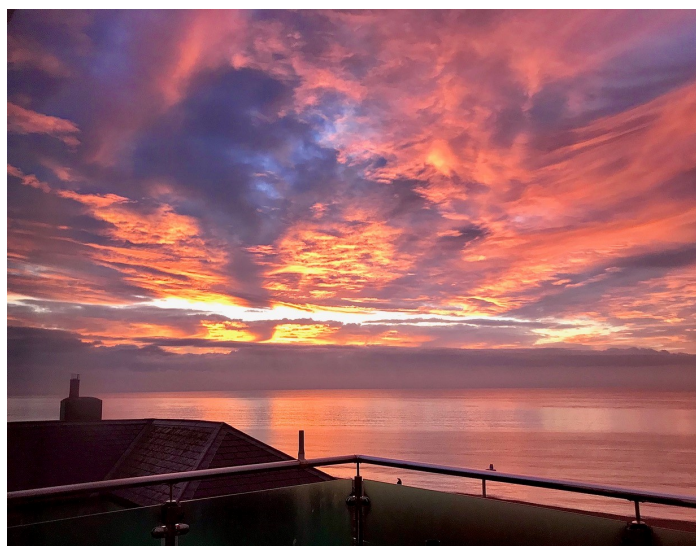
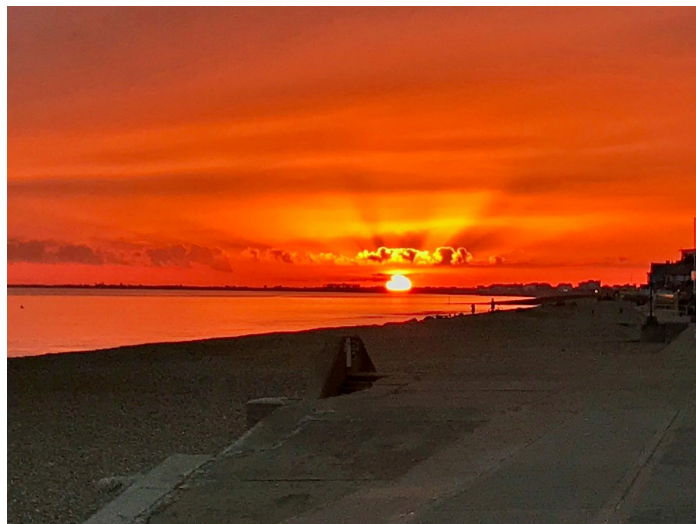
EPC Rating Band D

COUNCIL TAX

Band D approx £2,533.29 (2026/27)
Shepway District Council.

VIEWING

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

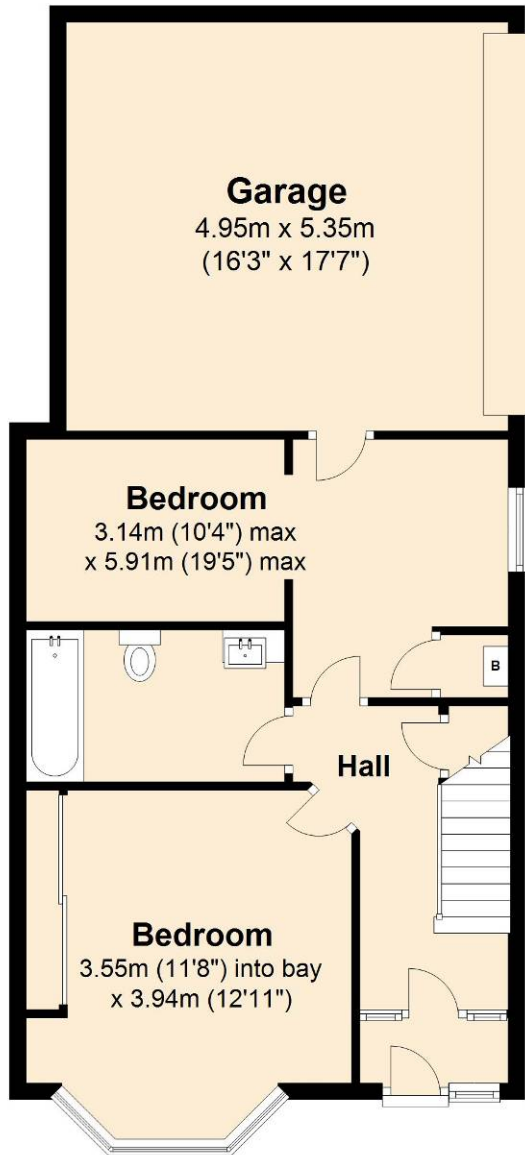


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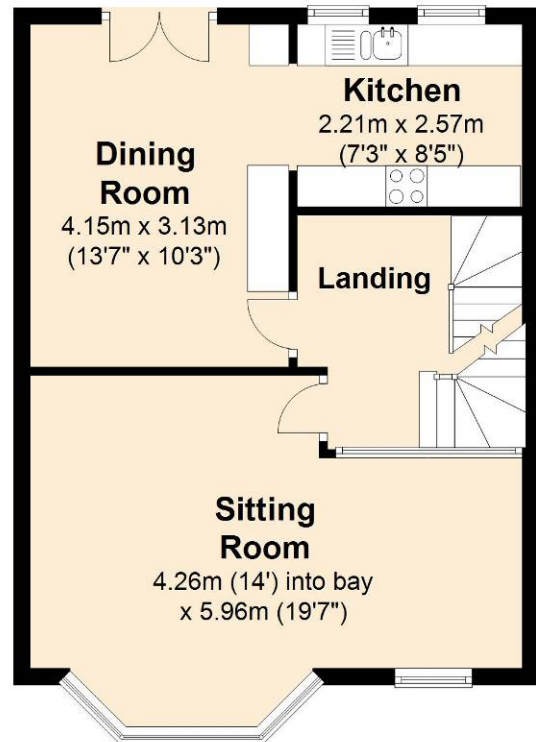
Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.6 sq. feet)



Second Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



Total area: approx. 156.0 sq. metres (1678.7 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.