



49 High Street, Hythe, Kent CT21 5AD



20 WEST PARADE, HYTHE

£945,000 Freehold

A stunning beachfront Victorian townhouse which has been refurbished and reinvented to provide contemporary open plan living spaces, the kitchen/dining area opening to a sea facing balcony, 4 bedrooms (1 en-suite), 2 shower rooms, a bathroom and utility room all arranged over 4 floors. EPC C



20 West Parade, Hythe CT21 6BX

**Entrance Hall, Sitting Room, Kitchen/Dining Room, Sea Facing Balcony,
Utility Room, Cloakroom,
Four Bedrooms (one with En-Suite Shower Room), Shower Room,
Bathroom/Shower Room
Delightful Garden To Rear**

DESCRIPTION

Enviably situated in a prime beachfront location from where it commands a magnificent panorama of the sea, around Hythe Bay to Dungeness in the west and to the coast of France on a clear day, this stunning Victorian town house has been refurbished by the current owners who have reinvented it to provide impeccably presented, contemporary living spaces over four floors.

The beautifully appointed accommodation has retained a sense of the Victorian elegance despite contemporary design and the two blend seamlessly together. It has been designed to ensure the stunning vistas can be enjoyed from all of the principal spaces and includes a welcoming entrance hall leading to a generous open plan living room with balcony connecting the space with the garden. The first floor is occupied by the spacious kitchen/dining room with its sea facing balcony whilst the lower ground and second floor provide four bedrooms (one en-suite) and a bathroom. on the mezzanine floors there is a further shower room, cloakroom and a utility room.

To the rear of the house the garden has been thoughtfully landscaped to provide year round interest and a most appealing space in which to relax and dine alfresco.

SITUATION

Situated in a coveted beachfront location within the historic Cinque Ports town of Hythe, this unique property enjoys uninterrupted views over unspoilt shingle beaches and is just a short, level walk to the scenic Royal Military Canal. It lies very close to the prestigious Fisherman s Beach development where one can dine on the beach at The Lazy Shack, or, a short stroll along the promenade takes you to Hythe s highly regarded The Waterfront Restaurant specialising in seafood and British cuisine.

The nearby bustling High Street enjoys a variety of independent shops, boutiques, cafes, bars and restaurants and in addition there are 4 supermarkets (including Waitrose, Sainsbury and Aldi). There is also a selection of sports and leisure facilities in the vicinity including tennis, bowls, cricket, squash and sailing clubs as well as other water sports facilities. The larger town of Folkestone is less than 5 miles and the Cathedral City of Canterbury, approx. 17 miles distant.

The area is fortunate in having particularly good communications with a mainline railway station in Saltwood (Sandling 3 miles) and access to the M20 (Junction 11 4 miles). The High Speed Link rail service to Stratford and St Pancras is available from Folkestone West (4.2 miles) and Ashford International (10 miles), with journey times of 53 and 37 minutes respectively. The Channel Tunnel Terminal is around 4 miles away and the ferry port of Dover is 13 miles away. (All distances are approximate.)



The accommodation comprises:

ENTRANCE VESTIBULE

Entered via a timber effect composite and obscured double glazed door, double glazed fan light above, panelled and glazed door to:

ENTRANCE HALL

Staircase to first floor with polished timber moulded handrail, block and turned banister rails and terminating in a coordinating newel post, door to:

OPEN PLAN LIVING SPACE

A generous space spanning the full depth of the house with former fireplace recess housing an electric log effect stove over a slate hearth, bay with double glazed windows to front commanding far reaching views of the sea and around the bay to Dungeness, double glazed bi-folding doors opening to a **decked terrace** to the rear from where a flight of steps lead to the garden, two contemporary vertical radiators.

MEZZANINE FLOOR

Staircase continuing down to the lower ground floor, door to:

UTILITY ROOM

Well fitted with a range of base cupboard and drawer units with recesses and provision for washing machine and low-level fridge, square edged granite effect worktops, inset with sink and drainer with mixer tap, coordinating wall cupboards, one housing the gas fired boiler, recessed lighting, full height heated linen cupboard housing pressurised hot water cylinder, UPVC and double glazed door to terrace to side.

LOWER GROUND FLOOR

HALLWAY

UPVC & obscure double glazed door to front,

access to deep storage cupboard (housing the water softener) contemporary vertical radiator, doors to:

BEDROOM

Bay with double glazed windows to front, contemporary vertical radiator, access to built-in cupboard, door to:

EN-SUITE SHOWER ROOM

Twin size shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, wall hung WC with concealed cistern, Laufen vanity wash basin with mixer tap and drawers below, Laufen illuminated mirror, heated ladder rack towel rail, recessed lighting, extractor fan.

BEDROOM

Double glazed bi-folding doors opening to the rear garden, contemporary vertical radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment and thermostatically controlled monsoon shower over with separate handheld attachment, glazed shower screen, wall hung WC with concealed cistern, Laufen vanity wash basin with mixer taps and drawers below, heated ladder rack towel rail, double glazed window to rear, recess lighting, extractor fan.

MEZZANINE LANDING

Stairs continuing to first floor, door to:

CLOAKROOM

Well fitted with a contemporary suite comprising close coupled WC, wall hung washbasin with mixer tap, Amtico tiled floor, built in cloaks/storage cupboard, obscured double glazed window to rear, heated ladder towel rail.









FIRST FLOOR LANDING

Staircase continuing to second floor, door to:

KITCHEN/DINING ROOM

A generous space spanning the full depth of the property with timber effect flooring throughout, the **dining area** with contemporary electric fire, base cupboards coordinating with those in the kitchen one of which is centred beneath the provision for a wall-mounted tv, bay with double glazed sash window opening to the **balcony** which is enclosed by glazed balustrade and from where panoramic views of the sea and around the bay to Dungeness can be enjoyed, further sash window to front also enjoying views of the sea, recessed lighting, contemporary radiator, open plan to the **kitchen area** which is well fitted with a range of base cupboard and drawer units in a contemporary shaker style incorporating integrated dishwasher and deep pan drawers, square edged woodblock worktops inset with sink and drainer with mixer tap and multi-point induction hob, tiled splashbacks, coordinating wall cupboards with concealed lighting beneath, integrated fridge and freezer with full height shelved larder cupboard to side, integrated oven and combi microwave oven, recessed lighting, double glazed window to rear.

MEZZANINE LANDING

Staircase continuing to second floor, door to:

SHOWER ROOM

Well fitted with a contemporary suite by Spencer Designs with stylish porcelain tiling throughout, incorporating walk-in shower enclosure with glazed shower screen, thermostatically controlled monsoon shower with separate handheld attachment, Spencer Designs signature seat and niche for cosmetics, wall hung washbasin with mixer tap and flight of vanity drawers below, wall hung WC with concealed cistern and illuminated niche above, further storage cabinet, tiled floor with underfloor heating, tiled walls, recessed lighting, extractor fan, obscured double glazed window to rear, heated ladder towel rail.

SECOND FLOOR LANDING

Access to loft space, doors to:

BEDROOM

An extensive range of fitted wardrobe cupboards, timber effect flooring, three double glazed windows to front commanding a magnificent southerly panorama of the sea and around the bay to Dungeness, radiator concealed by decorative cover.

BEDROOM/STUDY

Used by the current owners as a study, timber effect flooring, range of base cupboards, drawers and desk units with coordinating shelving above, double glazed window to rear, enjoying views over Hythe's picturesque hillside with St Leonard's church in the distance, contemporary radiator in a mirrored finish.

OUTSIDE

GARDEN

The garden to the rear of the property has been beautifully landscaped to incorporate circular paved terraces stepping out from the ground floor bedroom edged by borders raised in sleepers and planted with a variety of shrubs, herbaceous and other plants including palms, yucca, flowering cherry, mahonia, euonymus and Japanese anemones amongst others. From the flight of steps from the upper decked terrace a curved block paved pathway continues beneath a timber framed pergola supporting a climbing rose to the end section of the garden which has been largely topped in shingle for ease of maintenance and is again surrounded by raised beds stocked with shrubs, herbaceous and other plants together with a specimen silver birch. Here access can be gained to a footpath returning to Albert Road.

EPC Rating Band C

COUNCIL TAX

Band E approx. £3,063.80 (2026/27)
Folkestone & Hythe District Council.

VIEWING

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





West Parade, Hythe, CT21

Lower Ground Floor = 59.3 sq m / 638 sq ft

Ground Floor = 47.6 sq m / 512 sq ft

First Floor = 47.3 sq m / 509 sq ft

Second Floor = 45.9 sq m / 494 sq ft

Total = 200.1 sq m / 2153 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312283)