



49 High Street, Hythe, Kent CT21 5AD



6 WEST PARADE, HYTHE

£699,950 Freehold

Enviably situated in a prime beachfront location from where it commands a magnificent southerly panorama of the sea, a handsome Victorian town house offering versatile accommodation over 4 floors with 4 bedrooms, 3 bathrooms, kitchen/dining room, drawing room, pretty garden, EPC D.



6 West Parade, Hythe CT21 6BU

**Entrance Hall, Dining Room, Kitchen, Office,
Two Bedrooms and a Bathroom,
Drawing Room, Balcony, Bedroom and Shower Room,
Bedroom, Bathroom,
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, once arranged as two maisonettes, has been restored by the current owners to provide a versatile family home with accommodation arranged over four floors. The property exudes charm and character throughout with a wealth of original architectural features.

The well appointed, elegantly proportioned accommodation is 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 kitchen/dining room and an office. The lower ground floor provides two bedrooms and a bathroom. on the first floor there is a guest bedroom, shower room and a beautiful drawing room opening onto a south facing balcony, the perfect vantage point from where to enjoy the views from beneath its recently replaced, beautifully detailed lead canopy. The second floor is occupied by the principal bedroom, also enjoying sea views, and a beautiful bathroom.

There is a shallow courtyard to the front and to the rear there is a relatively secluded garden with mature planting designed for year round interest and incorporating a summerhouse and workshop.

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:

UPPER GROUND FLOOR

ENTRANCE VESTIBULE

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

ENTRANCE HALL

Polished timber floorboards, staircase to first floor with polished timber, moulded handrail, block and turned banister rails with acorn finials and terminating in a turned newel post, wall light points, radiator, staircase to lower ground floor, door to:

DINING ROOM

Attractive painted fireplace surround with decorative corbels supporting the mantelpiece and encompassing a cast iron insert, polished timber floorboards, picture rail, egg and dart moulded cornice, bay with double glazed windows to front commanding a magnificent panorama of the sea with views around the bay to Dungeness and to the coast of France on a clear day, radiator, open plan to:

KITCHEN

Well fitted with a comprehensive range of base cupboard and drawer units incorporating integrated dishwasher, square edged granite worktops inset with five burner gas hob with coloured glass splashback, under mounted with one and a half bowl stainless steel sink with grooved drainers to either side and mixer tap, range of coordinating wall cupboards, bank of coordinating units incorporating space with freestanding Samsung fridge/freezer, integrated eye level Miele oven and microwave, pull out larder cupboard and deep corner pantry cupboard, coved ceiling, recessed lighting, double glazed window to rear overlooking the garden and enjoying views towards Hythe hillside.

OFFICE

Double glazed window to side, UPVC and double glazed door opening to staircase leading to garden.

LOWER GROUND FLOOR

HALLWAY

Tiled floor, access to understairs cupboard, radiator, door giving access to entrance vestibule with obscured double glazed door to front and incorporating log store, double glazed door to garden, doors to:

BEDROOM

Pair of wall light points, coved ceiling, decorative ceiling rose, polished timber floorboards, double glazed window to rear overlooking the garden, radiator, door to:

FORMER SHOWER ROOM

Plumbing still in situ, tiled walls, double glazed window to side.

BEDROOM

Polished timber floorboards, painted cast iron fireplace surround, fitted bookshelves, coved ceiling, bay with double glazed windows to front, radiator, door to shelved storage cupboard.

BATHROOM

Panelled bath with mixer tap and separate thermostatically controlled shower, low level WC, wash basin with mixer tap, vanity cupboard below, illuminated wall mirror above, tiled floor, tiled walls, tongue and groove panelled ceiling, obscured double glazed window to side, radiator.

FIRST FLOOR LANDING

Split level, staircase to second floor, doors to:



DRAWING ROOM

Attractive marble fireplace surround encompassing a cast iron insert with provision for an open fire, ornately detailed cornice, original ceiling rose, bay with double glazed doors opening to the balcony and enjoying a magnificent panorama of the sea with views around the bay to Dungeness and to the coast of France on a clear day, double glazed, further door giving access to the balcony, two radiators.

BALCONY

Enclosed by timber balustrade and set beneath a scalloped, lead covered canopy, the perfect vantage point from which to enjoy the sea views.

BEDROOM

Double glazed window to rear enjoying views towards Hythe hillside, coved ceiling, radiator.

SHOWER ROOM

Tiled shower enclosure with thermostatically controlled shower, low-level WC, wash basin with mixer tap and vanity cupboards and drawers below, access to cupboard with space and plumbing for washing machine, tiled walls, tiled floor, extractor fan, heated ladder rack towel rail.

SECOND FLOOR LANDING

Access to loft space, double glazed window over stairwell, radiator, doors to:

BEDROOM

Attractive cast iron fireplace, three double glazed sash windows to front commanding a magnificent panorama of the sea with views around the bay to Dungeness and to the coast of France on a clear day, two built-in cupboards, coved ceiling, radiator.

BATHROOM

Panelled bath with mixer tap and handheld shower attachment, low-level WC, walk-in tiled shower enclosure with thermostatically controlled monsoon shower and separate handheld attachment, pair of wash basins set in a central unit with vanity cupboards below,

attractive cast on fireplace, access to storage cupboard, double glazed window to rear, localised tiling, heated towel rail.

OUTSIDE

FRONT COURTYARD

There is a shallow courtyard to the front of the house which is approached via a flight of steps from West Parade.

REAR GARDEN

The garden to the rear of the property is well enclosed by walls and timber fencing and is largely topped in granite chippings for ease of maintenance, with various raised beds stocked with a variety of shrubs, herbaceous and other plants, including tree fern, bamboo, climbing roses, japonica fatsia, cordyline and a magnificent palm amongst others. Within the garden is a timber-framed Workshop and a timber-framed greenhouse, home to various tropical plants.

EPC Rating Band D

COUNCIL TAX

Band E approx. £2,944.46 (2025/26)
Folkestone & Hythe District Council.

VIEWING

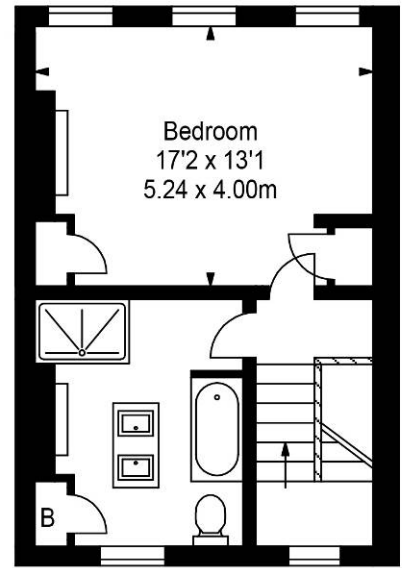
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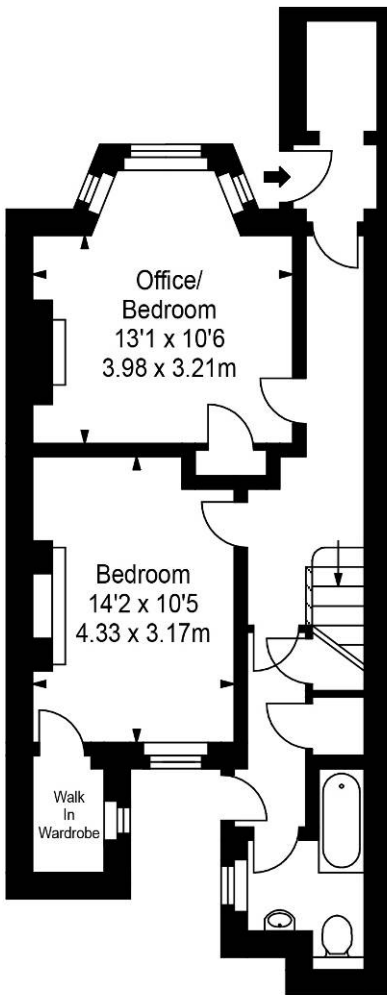


West Parade, Hythe

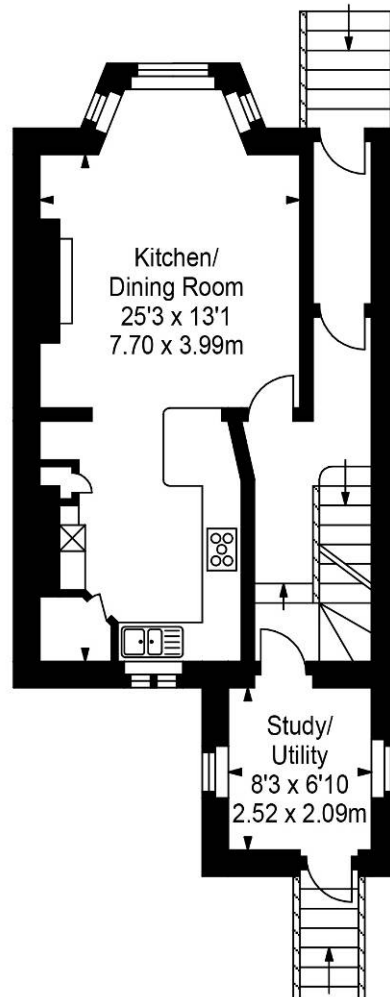
Approximate Gross Internal Area :-
 Lower Ground Floor :- 53.51 sq m / 576 sq ft
 Ground Floor :- 48.31 sq m / 520 sq ft
 First Floor :- 48.49 sq m / 522 sq ft
 Second Floor :- 41.62 sq m / 448 sq ft
 Total :- 191.93 sq m / 2066 sq ft



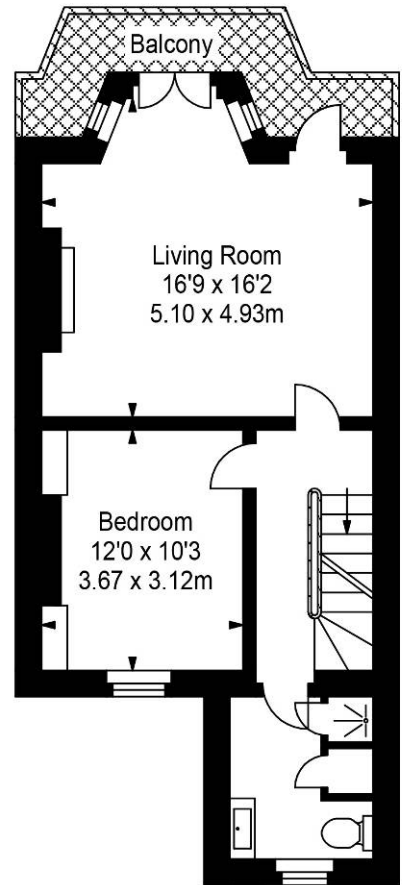
Second Floor



Lower Ground Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 floor plan by: www.creativeplanettk.com