



The Tides West Parade Hythe Kent CT21 6HD

Guide Price £1,350,000



- Direct seafront location with panoramic sea views
- Master & guest suites & 3 further double bedrooms
- Cinema/entertainment room
- Outside entertaining area & studio/ office
- Garage, carport & parking for several vehicles
- Excess of 3500 Sq.Ft

C.R. CHILD
EST. 1929 & PARTNERS. ESTATE AGENTS



Situated in a prime location on Hythes seafront overlooking Fisherman's beach and within level walking distance of the historic Royal Military canal and Hythes town centre which offers an extensive range of independent shops together with the all important Waitrose store. The town also has a Sainsburys, Iceland and Aldi. The M20 Motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. Primary schooling is located just off Hythes Green with secondary schooling in nearby Saltwood and both boys and girls grammar schools in Folkestone. High speed rail services are available from both Folkestone railway stations, giving fast access to London St Pancras in just over fifty minutes.

An impeccably presented five bedroom marine residence having been totally refurbished by its present owners to a high standard and offering both main and guest suites with three further double bedrooms, cinema/entertainment room, utility room/garden kitchen, south facing living room with large sliding patio doors leading to sizable balcony with direct channel views, quality fitted kitchen/dining room with quality fitted appliances, outside rear entertainment area and studio with storage room, car port and garage, the driveway and parking to the front of the property has been finished in high quality resin bonding.

ENTRANCE LOBBY with composite front door and central upper leaded light double glazed window, UPVC double glazed window to side, ceramic tiled floor and UPVC double glazed door with upper double glazed diamond window leading to rear garden

SPACIOUS RECEPTION HALL with part paned front door, engineered oak floor, two wall light points, heating thermostat, attractive balustrade and staircase to first floor

MASTER SUITE (front facing) comprising **BEDROOM** with engineered oak floor, radiator, four wall light points, UPVC double glazed window with blackout blinds, shutters and enjoying panoramic sea views, arch to

DRESSING AREA and double wardrobe with hanging rail and further storage over

EN-SUITE comprising shower cubicle with shower attachment and rain head over, attractive marble style wall tiles, vanity wash hand basin with ceramic bowl and mixer tap over and drawers under, wall hung low level WC, bidet, chrome heated towel rail (runs off of the central heating system but has electric facility for use in summer), extractor fan, inset spotlights, UPVC double glazed window, LED mood lighting

BEDROOM 4 FRONT engineered oak flooring, radiator, built in double wardrobe cupboard with split hanging rails, UPVC double glazed window with blackout blinds, shutters and enjoying panoramic sea views

BEDROOM 2 REAR UPVC double glazed window with outlook over garden with blackout blind and Venetian blind, engineered oak flooring, radiator, two wall light points, large built in wardrobe cupboards with hanging and shelving

BEDROOM 3 REAR UPVC double glazed window with black out blind and Venetian blind with outlook over garden, radiator, engineered oak flooring, large built in wardrobe cupboard with hanging rail and shelving

SHOWER ROOM shower cubicle with shower attachment and rain head over, wall hung vanity wash hand basin with porcelain bowl and mixer tap over and drawers under built in medicine cabinet, wall hung low level WC with storage cupboards to side, UPVC double window, chrome heated towel rail (runs off of the central heating system but has electric facility for use in summer), inset spotlights

LOWER GROUND FLOOR approached via staircase **LOWER LOBBY AREA** with engineered oak flooring and radiator

CELLAR with ceramic tiled flooring and space for racking

CINEMA/ENTERTAINMENT ROOM with space for pool table, three radiators, Amtico style wood flooring, built in recess for TV with shelving to sides and inset spotlights, space for feature electric fire under, inset spotlights, recessed electric screen for home cinema, Epson projector unit (available by separate negotiation), Bose lifestyle sound system (available by separate negotiation), bar area with recess and space for fridge freezer and shelving behind, walk in cupboard with shelving, built in cupboard with pressurized hot water cylinder, boiler cupboard with Worcester Bosch wall mounted gas fired boiler for central heating and domestic hot water, heating programmer and shelving, built in water softener, two further storage cupboards, one with hanging rails and shelf

LOBBY AREA with inset light and personal door to **GARAGE** with power and light, feature glass block window and electric roller door

SHOWER ROOM with large shower cubicle with shower attachment and rain head over, wash hand basin with mixer tap, low level WC, chrome heated towel rail, UPVC double glazed window, inset lights and under floor heating





UTILITY ROOM/GARDEN KITCHEN inset one and a half bowl porcelain sink unit with mixer tap over and taupe coloured shaker style unit under with matching base units, including drawers with roll top wood style work surface, plumbing for washing machine, space for fridge, under floor heating, feature glass brick side window, built in floor to ceiling storage cupboards and UPVC double glazed French doors to garden with windows to side, inset lighting

FIRST FLOOR

GALLERIED LANDING with engineered oak flooring, radiator and side UPVC double glazed window

CLOAKROOM comprising low level WC and wash hand basin with mixer tap and cupboard under, period style radiator, UPVC double glazed window

LIVING ROOM feature contemporary log burning stove, engineered oak flooring, two radiators, large selection of shelving, large built in shelved cupboard with space for ironing board, inset spotlights, two large UPVC double glazed sliding patio doors with panoramic sea views, opening to **SIZABLE BALCONY AREA** with composite decking and glass balustrade with polished stainless steel top rail, feature of external lighting & power points

KITCHEN AREA with inset one and a half bowl stainless steel bowls with mixer tap over and duck egg blue cupboards under with extensive range of matching high and low level units with cupboards and drawers, complete with pull out kidney shaped storage shelves to take full advantage of all cupboards space, integrated Bosch dishwasher, pull out larder unit, pull out recycling bins, inset Bosch induction hob unit, Minerva marble effect stone work surfaces, twin Bosch ovens with grill and matching oven grill and microwaves over, built in cupboard with pull out shelving and further shelving over, inset spotlights, localised paved tiling, feature Elica circular extraction and lighting over.

DINING AREA with dresser style unit that matches the kitchen, with upper glazed cupboards with inset lighting and drawers under, two built in stainless steel wine and beer fridges, contemporary radiator, inset spotlights, UPVC double glazed windows with outlook over town

FEATURE CONTEMPORARY OPEN TREAD STAIRS to **TOP SUITE** with landing area, with feature wood style flooring

GUEST SUITE (BEDROOM 5) Velux roof lights with blinds, 2 radiators and feature UPVC double glazed window with panoramic sea views, feature painted beams to ceiling

EN SUITE BATHROOM comprising feature freestanding roll top bath with mixer tap and shower attachment, low level WC, bidet and pedestal wash hand basin, ceramic tiled floor, extractor fan, two Velux roof light windows with blinds and UPVC double glazed window, ceramic tiling to floor, heated towel rail and radiator, exposed painted beams to ceiling

OUTSIDE to the rear of the property is a superb outside entertainment area laid to paving with covered barbeque/ kitchen area with granite surfaces and cupboard for storage of gas and charcoal, having a shelf above, power point, covered hot tub area, garden studio/gym/office complete with CAT6 connection, inset spotlights, electric points for panel heaters, door to garden storage area with French door to driveway and car port. Resin bonded driveway leading to seafront and covered carport with outside power points and wiring for electric car charging point, screened area giving useful storage. To the front of the property is a resin bonded parking area with feature coordinating wave, Ring security cameras and lighting to side and rear and Ring security bell and camera to front door, outside low watt lighting on remote control.

Tenure - Freehold **Council tax** - Band F

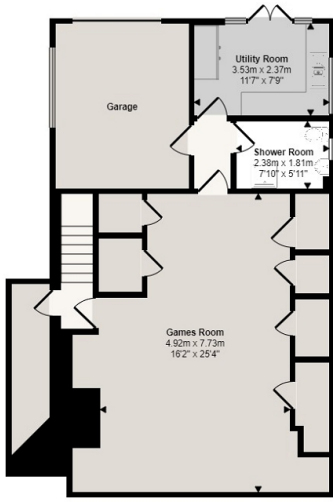
Local Authority - Folkestone & Hythe District Council



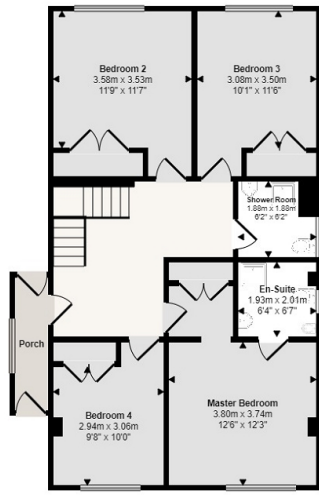




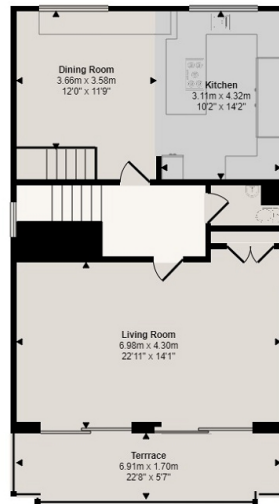
Approx Gross Internal Area
335 sq m / 3607 sq ft



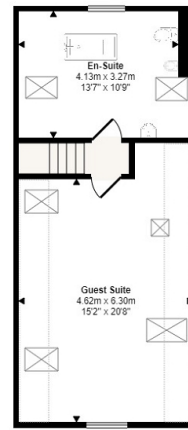
Lower Ground Floor
Approx 91 sq m / 983 sq ft



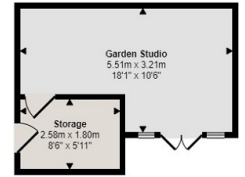
Upper Ground Floor
Approx 88 sq m / 946 sq ft



First Floor
Approx 87 sq m / 938 sq ft



Top Floor
Approx 49 sq m / 523 sq ft



Garden Studio
Approx 20 sq m / 217 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.