



23 BATTERY POINT
HYTHE

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YOUR PROPERTY AGENT

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The Property Ombudsman

NOA **PROPERTY** **PROTECTED**

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£350,000

- Four Bedrooms
- Three Bathrooms
- Off Street Parking
- Sea Views
- Walk to the Beach
- High Speed Link to London
- Balcony
- Great Schools
- Popular Location

LOCATION

Hythe

Hythe is most sought after and offers a slower, village pace compared to Folkestone Central. You can enjoy historical refinement whilst sampling one of the local bistros or boutique shops. The sea and town are all close at hand and with superb transport links to Folkestone, Canterbury and London, Hythe is proving a lovely place to live as well as a fine choice for a holiday home by the sea.

Sandgate

Sandgate is a highly sought after area to live and offers excellent schooling, beautiful coastal walks and offers a more peaceful way of life. Close enough to both Folkestone and Hythe High Streets and superb transport links, but far enough away to enjoy the sound of the sea lapping at the shore.

Folkestone

Fast becoming a sought after place to be, Folkestone has seen much regeneration over the past few years, with much more planned going forward, especially surrounding the town centre and Harbour. Folkestone has a large array of shops, boutiques and restaurants as well as many hotels and tourist attractions. Folkestone is fortunate to have two High Speed Rail links to London, both offering a London commute in under an hour. There are great transport links to surrounding towns and cities and easy access to the continent too. With so much going on and with the future bright, Folkestone is an excellent location to both live and invest in.

ABOUT

FOUR BEDROOM HOME WITH SEA VIEWS AND NO CHAIN AHEAD!

MILES AND BARR are very pleased to present this four bedroom, modern town house to the market.

Set in a popular area, just a short walk from the sea front, this home is within easy reach of Folkestone, Hythe and Sandgate High streets, great schooling at both Junior and Grammar levels as well as excellent transport links via road and train, including the high speed link to London, making this home ideally situated for all your needs.

Inside, you will find the home to be well presented throughout and offers spacious and versatile accommodation comprising; entrance hall, store room, downstairs cloakroom and double bedroom with ensuite shower room to the ground floor. So perfect for a growing teenager or perhaps a dependent relative looking for a ground floor bedroom and bathroom. Up on the first floor, you will find a modern fitted kitchen, dining room and lounge, which has a balcony which enjoys lovely sea views. Upstairs again and you will be pleased to find a further three good sized bedrooms, with the master having an ensuite shower room and a further well-appointed family bathroom. Outside there is a low maintenance garden and to the front is hard standing providing off street parking for two cars.

With great presentation, sea views, popular location and being offered with NO CHAIN AHEAD, we suggest you move quickly before this one gets snapped up...so don't delay and call MILES AND BARR today!

DESCRIPTION

GROUND FLOOR

- Entrance Hall
- Bedroom 17'11" x 8'6" (5.46m x 2.59m)
- Ensuite 9'3" x 7'8" (2.82m x 2.34m)
- Utility Room 7'9" x 6'11" (2.36m x 2.11m)
- Downstairs Cloakroom

FIRST FLOOR

- Kitchen 9' x 8'2" (2.74m x 2.49m)
- Lounge 16'10" x 12'11" (5.13m x 3.94m)
- Dining Room 13'06" x 10'06" (4.11m x 3.20m)

SECOND FLOOR

- Bedroom 11'10" x 10'06" (3.61m x 3.20m)
- Ensuite 10'05" x 4'08" (3.18m x 1.42m)
- Bedroom 9'08" x 7'08" (2.95m x 2.34m)
- Bedroom 8'10" x 8' 02" (2.69m x 2.44m 0.61m)
- Bathroom 5'10" x 5'06" (1.78m x 1.68m)

OUTSIDE

- Garden
- Off Road Parking 2/3 Cars

