



Price
£400,000

Freehold

3x  2x  1x 

**Battery Point, Hythe,
Kent, CT21**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Spacious home offering versatile modern living over multiple levels**
- **Large study which could be used to work from home or for storage**
- **En-Suite Shower Room for added comfort and privacy**
- **Stunning sea views**
- **Situated just over the road from the beach**

Accommodation

GROUND FLOOR

Entrance hall
Study: 16'10 x 7'6 (5.13m x 2.29m)
Cloakroom

FIRST FLOOR

Landing
Lounge: 16'9 x 13'0 maximum (5.11m x 3.97m)
Balcony
Kitchen: 8'11 x 8'2 (2.72m x 2.49m)
Dining Room: 11'4 x 7'7 (3.46m x 2.31m)

SECOND FLOOR

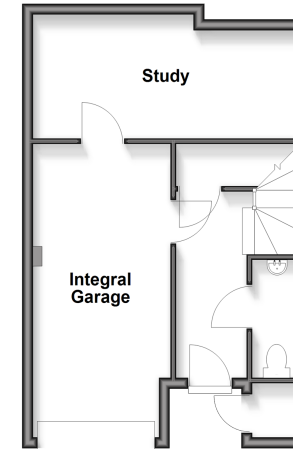
Landing
Bedroom 1: 12'0 x 10'7 (3.66m x 3.23m)
En-Suite Shower Room: 10'5 maximum x 4'6 (3.18m x 1.37m)
Bedroom 2: 9'9 x 7'8 (2.97m x 2.34m)
Bedroom 3: 8'11 x 7'0 maximum (2.72m x 2.14m)
Bathroom: 7'8 x 5'9 (2.34m x 1.75m)

OUTSIDE

Off Road Parking
Integral Garage: 18'9 x 8'4 (5.72m x 2.54m)
Rear Garden

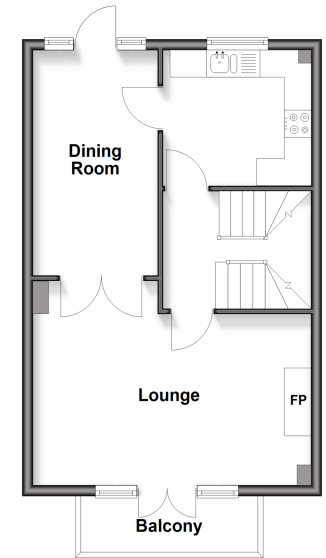
Ground Floor

Approx. 35.5 sq. metres (382.2 sq. feet)



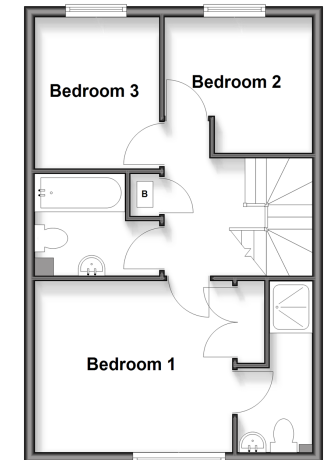
First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Second Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Call Hythe - 01303 267473 ■ wardsof Kent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



12824759/20250908/DC/DC