

Battery Point

Hythe CT21 5RR

- Mid-Terraced Town House
- Stunning Panoramic Sea Views
- Off Road Parking
- Ground Floor Utility Room
- Terraced Rear Garden
- Four Double Bedrooms
- Two South-Facing Balconies
- Open Plan Kitchen/Diner & Living Room
- Bathroom & En Suite Shower Room
- No Onward Chain

Guide Price £400,000-£425,000 Freehold













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Mapps Estates are delighted to bring to the market this modern, light and airy four-bedroom town house with spectacular sweeping views of the English Channel from the second and third floors, stretching from France (on a clear day) across the bay and towards Dungeness. The accommodation to the ground floor comprises a spacious entrance hall leading through to a utility room, and the garage which has been divided into two sections: the front section giving storage, and the rear section now offering a cinema room or space considered ideal for a home office. To the first floor, you have the benefit of open plan living with dining area and modern fitted kitchen, and a lounge area and sliding patio doors opening on to the balcony. The second floor comprises two double bedrooms and the family bathroom, while to the third floor, two further double bedrooms are on offer, the master bedroom boasting an en suite shower room, and a balcony enjoying stunning sea views. To the rear is a low maintenance, terraced garden, and to the front you have the advantage of off-road parking space. Being sold with no onward chain, an early viewing comes highly recommended.

Located conveniently between Hythe and Folkestone giving easy access to the seafront at Seabrook and pleasant walks along the historic Royal Military Canal. Seabrook offers a small selection of local shops, service station and convenience store/news agents. Primary Schooling is also located within the Seabrook area with Secondary Schooling being available in both Hythe and Folkestone, including both boys' and girls' Grammar Schools. The Cinque Port town of Hythe offers a good selection of independent shops together with a Waitrose, Sainsbury's and Aldi. Doctors Surgeries, Dentists and Library are also available. Folkestone West mainline railway station is only a short drive away and offers high-speed rail services to St. Pancras, London in just 49 minutes. The M20 motorway, Channel Tunnel Terminal and Port of Dover are also easily accessed by car. The area also offers a good selection of Golf Courses including the Hythe Imperial, Sene Valley and Etchinghill, other recreational facilities include Folkestone Sports Centre with its dry ski slope. The Cathedral city of Canterbury is approximately 30 minutes' drive by car and offers cultural facilities including Canterbury Cathedral and the Marlowe theatre.

Ground Floor:

Entrance Hall
With Upvc front door, engineered oak flooring, built in under stairs storage cupboard, inset ceiling spotlights, doors leading through to:

Utility Room 13´6 x 4´9
With space and plumbing for washing machine, inset single drainer stainless steel sink, tiled floor, double glazed door to rear, Upvc double glazed window to rear, coved ceiling, chrome effect heated towel rail.

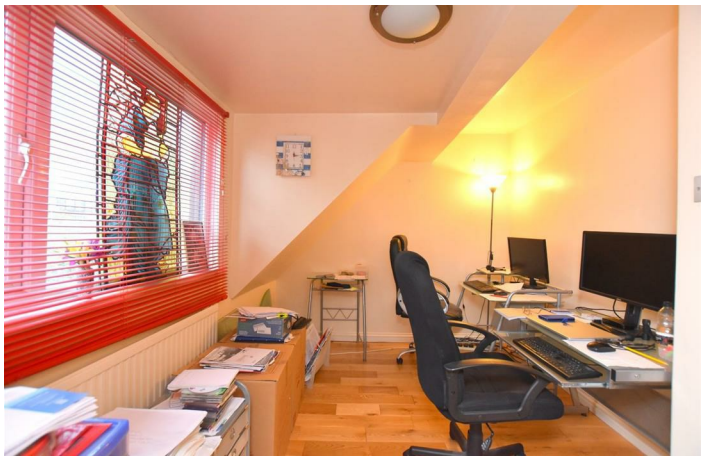
Integral Garage
Currently divided into Cinema Room/office space (9'2 x 7'7) and Storage area to front (7'7 x 7'7) with up and over door.

First Floor:









Open Plan Living Space 28'0 x 13'6 Comprising:

Kitchen
With a range of matching wall and base units, square edge worksurfaces, tiled splash backs, inset four ring electric hob with extractor hood over, built in double oven/grill, space for fridge/freezer, space and plumbing for dishwasher, engineered oak flooring, inset ceiling spotlights, Upvc double glazed window to rear overlooking the garden.

Living Room/Diner
With engineered oak flooring, inset ceiling spotlights, Upvc double glazed sliding patio doors opening onto balcony.

Balcony
With balustrade and sea views between the neighbouring properties opposite

Second Floor:

Landing
With stairs to third floor, built in linen cupboard housing hot water cylinder, doors to:

Bedroom 13´8 x 10´3 narrowing to 6´10
With Upvc double glazed window to rear, radiator, engineered oak flooring.

Bedroom 13'6 x10'2
With Upvc double glazed window to front giving beautiful sea views, radiator, engineered oak flooring, coved ceiling.

Family Bathroom 7´3 x 6´7
A white suite comprising low level WC, tiled panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap over, cupboard under, fully tiled walls, tiled floor,

Third Floor:

Landing
With engineered oak flooring, radiator, hatch to loft space, doors to:



Bedroom 13´8 x 8´5
With Upvc double glazed window to rear overlooking the garden, radiator,

Master Suite comprising

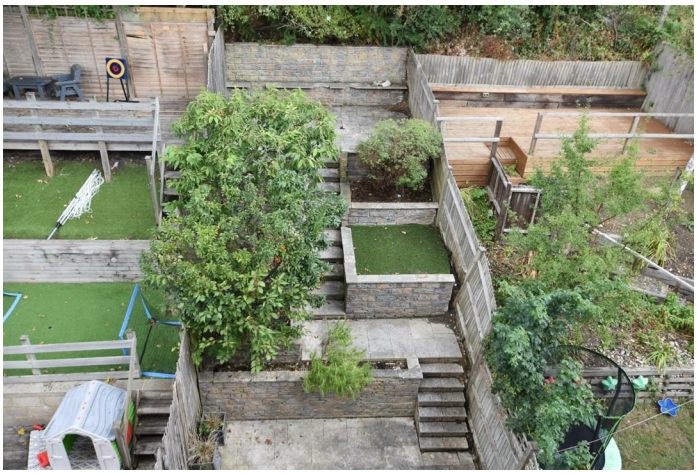
Bedroom 13´8 x 13´9
With engineered oak flooring, radiator, Upvc double glazed doors leading onto balcony giving stunning panoramic sea views stretching from France on a clear day right the away across the bay towards Dungeness.

En-Suite Shower Room 7´3 x 5´3
A white suite comprising low level WC, vanity wash hand basin with mixer tap over and cupboard under, enclosed walk in shower cubicle, fully tiled walls, tiled floor, chrome effect heated towel rail, inset ceiling spot lights.

Outside:
The rear enclosed terraced garden has been beautifully landscaped and now offers low maintenance seating areas, divided by a variety of paved high-rise planters with shrubs and plants to enjoy. To the front of the property, you will find an off road parking space, and an up and over garage door giving you access to a storage area.



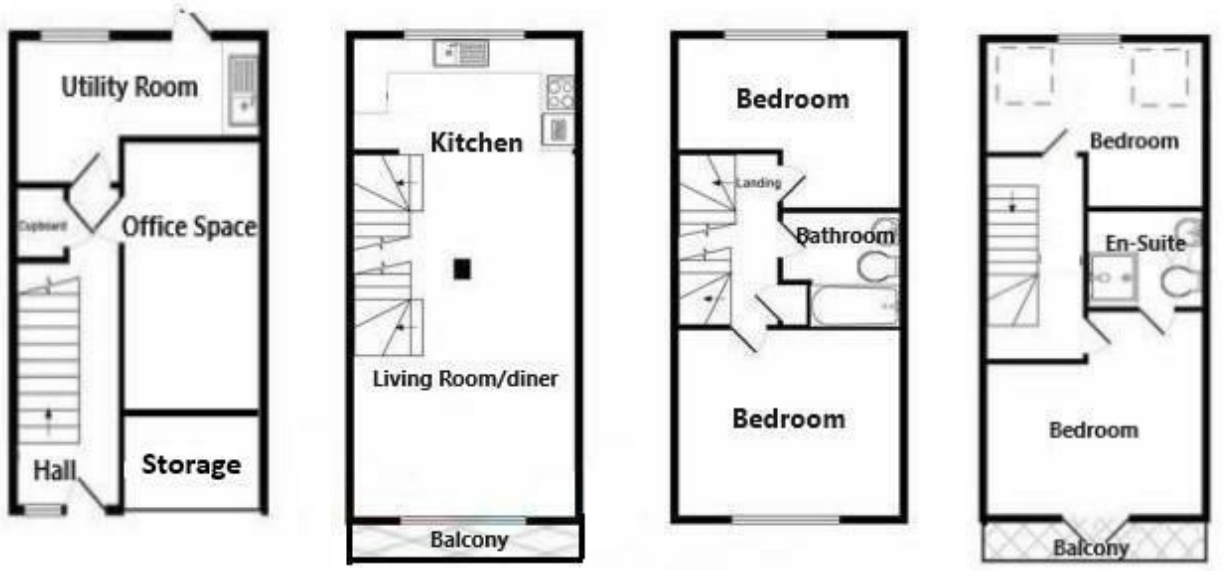


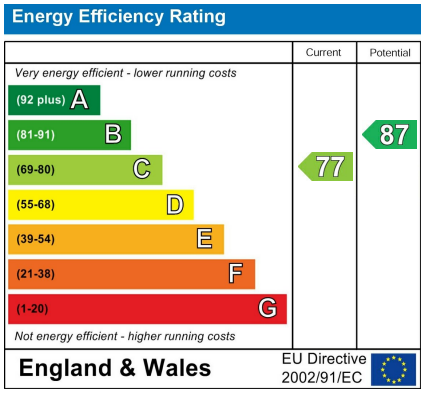












Local Authority Folkestone & Hythe District Council
Council Tax Band E
EPC Rating C

Mapps Estates Sales Office

61 Tritton Gardens, Dymchurch,
Romney Marsh, Kent, TN29 0NA

Contact

01303 232637
info@mappsestates.co.uk
http://www.mappsestates.co.uk

Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.