

## **17 Battery Point**

**Hythe**  
**CT21 5RR**

**£425,000 FREEHOLD**

FOR SALE WITH BURNAP + ABEL... Welcome to your seaside retreat in the charming neighbourhood of Battery Point, Sandgate. This stunning 4 bed end terrace boasts not only a prime location within walking distance to the beach, but also breath-taking sea views that will leave you speechless. Step inside and be greeted by a spacious lounge area with a balcony overlooking the glistening waters. The open plan kitchen/diner is perfect for entertaining guests or enjoying family meals together. And with a convenient utility room, bathroom, and en-suite in the master bedroom, this home truly has it all. An integral garage along with off road parking offer convenience at the end of a long day. Don't miss out on the opportunity to wake up every morning to the sound of crashing waves and salty sea air right at your doorstep. Come see why Battery Point is one of Sandgate's most sought-after locations - schedule your viewing today!



**Entrance Hall**

**Garage**

16' 1" x 7' 3" (4.90m x 2.21m)

**Utility**

13' 5" x 6' 5" (4.09m x 1.96m)

**Kitchen/Dining Room**

16' 2" x 13' 3" (4.93m x 4.04m)

**Lounge**

13' 5" x 11' 0" (4.09m x 3.35m)

**Bedroom**

13' 5" x 9' 9" (4.09m x 2.97m)

**Bathroom**

7' 3" x 6' 7" (2.21m x 2.01m)

**Bedroom**

13' 5" x 10' 0" (4.09m x 3.05m)

**Bedroom**

13' 5" x 8' 1" (4.09m x 2.46m)

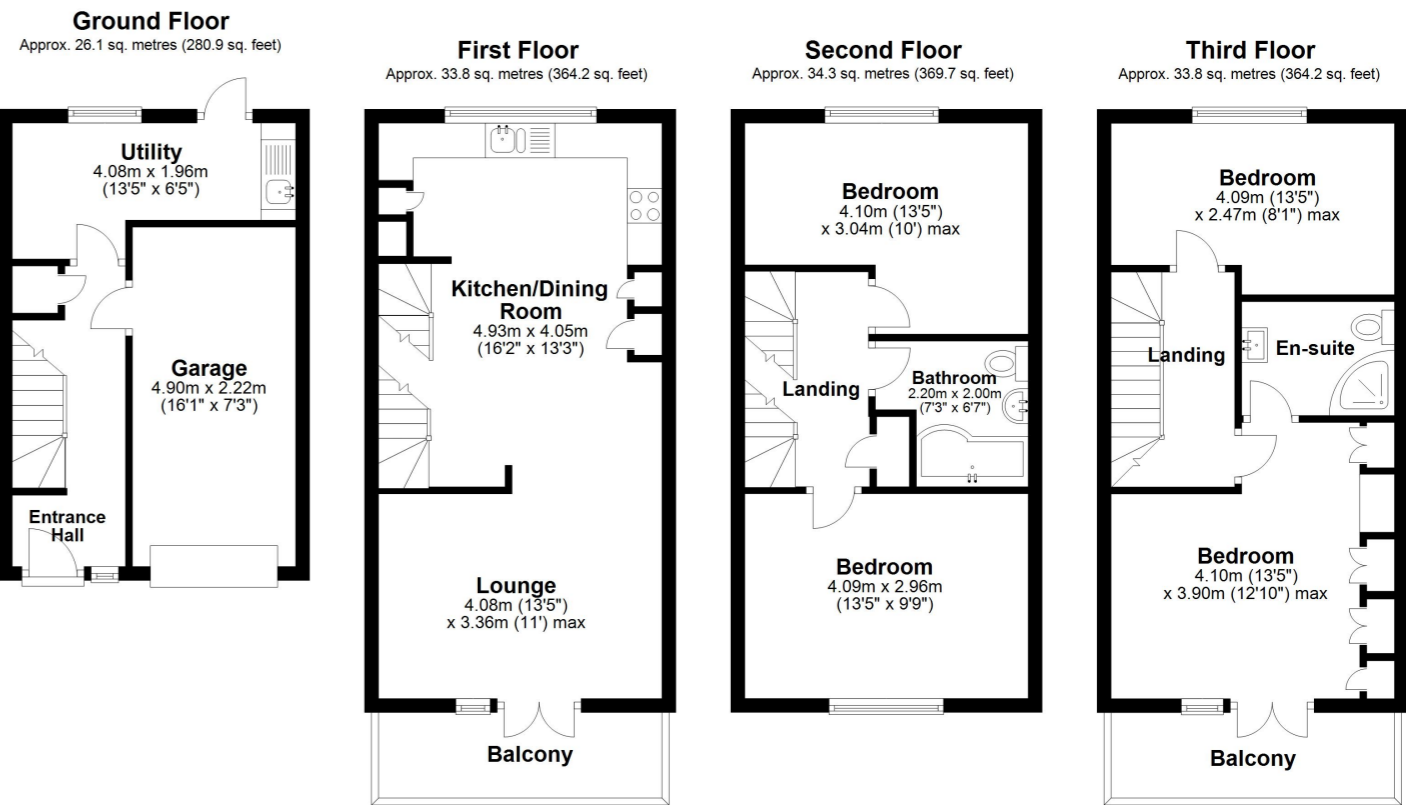
**En-Suite**

**Bedroom**

13' 5" x 12' 10" (4.09m x 3.91m)

**Off Road Parking**

**Rear Garden**



Total area: approx. 128.1 sq. metres (1378.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

