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## Property brochure



SHOTTENDANE ROAD  
BIRCHINGTON VALE  
BIRCHINGTON  
KENT  
CT7 0HD

Price: £55,000

.....  
2 Bedrooms

.....  
1 Reception


.....  
2 Bathrooms

.....  
Off Street Parking


.....  
EPC Exempt

.....  
Tenure – Non Traditional Tenure



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### The Property

A BEAUTIFULLY PRESENTED PARK HOME ON A POPULAR SITE IN THE SEA SIDE VILLAGE OF BIRCHINGTON!  
Situating on an unusually large, private plot, the property offers a lounge with separate kitchen/dining room, 2 bedrooms, en-suite off the master and both come with wardrobes and cupboard space. The master bedroom has a view to the terrace. Externally you will find the raised terrace on 3 sides, lawned garden, patio to the rear as well as 2 off street parking spaces to the front. Also benefiting from double glazing and gas central heating throughout, this property is being sold fully furnished and chain free so it really does offer any potential buyer the perfect opportunity to live, or own a fantastic investment with a potential holiday let income of £110 - £150 per night peak season. Residents have access to a variety of facilities, including swimming pool, children's play parks, crazy golf, laundrette and much more. This is a 50 week a year site. CALL OAKWOOD HOMES TO BOOK YOUR VIEWING

### Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach.

### Accommodation

Kitchen/Diner	12'7" (3.84m) x 9' (2.74m)
Lounge	12'7" (3.84m) x 12' (3.66m). Patio doors open on to terrace.
Bedroom 1	9'2" (2.79m) x 8'3" (2.51m) - looks out on to a private raised terrace.
En-Suite	
Bedroom 2	9'6" (2.90m) x 6' (1.83m) widest point
Bathroom	5'7" (1.70m) x 9'5" (2.87m)

### OUTSIDE

Parking for 2 cars

Lawn and patio area to the rear

The vendor has advised that she currently pays £6,300 per annum site fees, which are reviewed annually.



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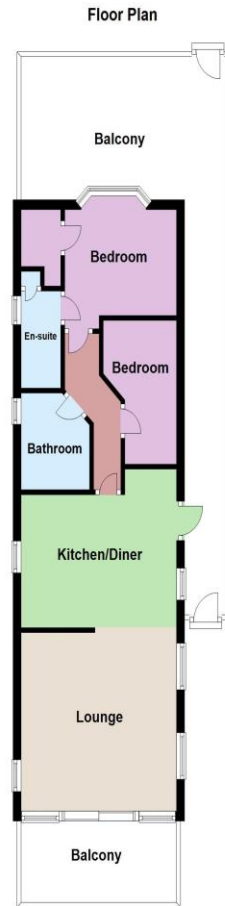
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### Key Features

- Chain Free
- Holiday let opportunity
- 2 bedrooms
- Large plot with 3 terraces
- Patio garden
- Parking for 2 cars
- Modern interior
- Sold with furnishings

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0020896/202301926/AWDP



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