



Flat 3, 1 Alfred Road, Birchington  
£205,000



## Flat 3

1 Alfred Road, Birchington

TWO BEDROOM APARTMENT IN THE HEART OF MINNIS BAY! Miles & Barr are extremely pleased to be offering this well presented two bedroom second floor apartment located in the ever popular Alfred Road, Minnis Bay. Ideally situated within a few hundred yards of the seafront and bay itself, Minnis Bay's local parade of shops and Birchington's main high street and train station are also close at hand. The property itself is located on the second floor of a well maintained building with only three flats in total. Once inside you will find two bedrooms, a lounge with west facing sea views, a modern fitted kitchen and bathroom. Externally there is a shared rear garden access via the side of the building. In our opinion this property has been well looked after and could make the perfect first time buy, investment or weekend retreat for any buyer wanting to get closer to the seaside. The seller has informed us that the property is being offered with a one third share of the freehold and there will be NO ONWARD CHAIN. Keys are available for immediate viewings!

Tenure: Leasehold

- Share Of The Freehold
- West Facing Sea Views
- Shared Rear Garden
- No Onward Chain!
- Heart Of Minnis Bay
- Modern Fitted Kitchen & Bathroom
- Two Bedrooms





## Entrance

## Split Level Entrance Hall

## Kitchen

Dimensions: 3.96m x 1.45m (13'0 x 4'9).

## Lounge

Dimensions: 4.01m x 3.38m (13'2 x 11'1).

## Bathroom

Dimensions: 2.44m x 1.45m (8'0 x 4'9).

## Bedroom One

Dimensions: 3.28m x 3.02m (10'9 x 9'11).

## Bedroom Two

Dimensions: 3.45m x 2.16m (11'4 x 7'1).

## Second Floor

## Exterior

## Shared Rear Garden





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 519 sq. ft, EXCLUDED AREAS:  
REDUCED HEADROOM BELOW 1.5M: 23 sq. ft  
TOTAL: 519 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)