



72 Epple Bay Road, Birchington
£525,000

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FIVE BEDROOM DETACHED CHALET STYLE HOME IN POPULAR BIRCHINGTON LOCATION! Miles & Barr are extremely pleased to be offering this rarely available and deceptively spacious five bedroom chalet style family home located in the ever popular Epple Bay Road, Birchington. Ideally situated within easy reach of Birchington's main high street and train station, it also lies within the catchment area of popular local schools and the seafront is only round the corner. Internally the property offers versatile living accommodation arranged over two floors with the ground floor boasting two double bedrooms, a lounge with separate dining room, fitted kitchen and downstairs bathroom. Upstairs you will find three more double bedrooms and a separate WC. Externally there is a private rear garden with access into a detached garage and further off street parking to the front and side. In our opinion this property would make the perfect project for any growing family wanting to get closer to the sea and all major amenities. The property is being offered with NO ONWARD CHAIN and keys are available for immediate viewings.

Tenure: Freehold

- Popular Location Close To All Amenities
- Downstairs Bathroom & Upstairs WC
- Lounge With Separate Breakfast/Dining Room
- No Onward Chain
- Garage & Further Off Street Parking
- Tons Of Potential
- Five Bedroom Detached Home





Entrance Hall

Ground Floor

Lounge

Dimensions: 4.34m into bay x 4.34m (14'3 into bay x 14'3).

Dining / Breakfast Room

Dimensions: 5.31m at widest point x 3.96m at widest point (17'.

WC

Dimensions: 1.50m x 0.94m (4'11 x 3'1).

Kitchen

Dimensions: 4.93m at widest point x 4.14m at widest point (16'.

Bedroom One

Dimensions: 3.94m x 2.79m (12'11 x 9'2).

Bedroom Two

Dimensions: 3.61m into bay x 2.77m (11'10 into bay x 9'1).

Bedroom Three

Dimensions: 3.68m x 3.63m plus 0.86m into dormer (12'1 x 11'11.

First Floor

Bathroom

Dimensions: 2.21m x 1.50m plus 0.66m into recess (7'3 x 4'11 p.

Bedroom Four

Dimensions: 4.90m x 3.76m (16'1 x 12'4).

Bedroom Five

Dimensions: 3.66m x 3.05m (12'0 x 10'0).

External

Front Garden





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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