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Property brochure



HUNTING GATE
BIRCHINGTON
KENT
CT7 9JB

Price: Guide Price £425,000

3 Bedrooms

2 Receptions

2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD
Council Tax D



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The Property

CHAIN FREE! An exceptional and beautifully presented home in a sought after development in Birchington! Viewing is essential to fully appreciate all this house has to offer. Internally, accommodation comprises a 24' (7.32m) lounge, an immaculate and modern kitchen opening to a dining room, plus W.C. The first floor offers a contemporary bathroom, and three bedrooms. Outside to the front a driveway leads to a garage, and to the rear is a sunny aspect garden which has been carefully landscaped to cultivate a social environment comprising decking, lawn and a seating area. Further value is added via a summer house supplied with power and light, in excess of 15' (4.57m) which sits at the bottom of the garden and is used as an office and art room. This is a fantastic addition for any home workers, gamers or those simply looking for their own space. Situated a convenient distance to the village, train station, beach, schools and facilities, this is in our opinion a fabulous purchase for buyers looking to move in, sit back and relax. 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.

Accommodation

GROUND FLOOR

Hallway with W.C

Lounge/Diner 24' (7.32m) x 9'11" (3.02m)

Kitchen 18'8" (5.69m) x 7'6" (2.29m)

Dining area/reception room 13'2" (4.01m) x 8'10" (2.69m)

FIRST FLOOR

Bedroom 1 10'9" (3.28m) x 9'11" (3.02m)

Bedroom 2 13' (3.96m) x 9'11" (3.02m)

Bedroom 3 7'11" (2.41m) x 6'7" (2.01m)

OUTSIDE

Driveway to front, leading to single detached garage which measures 16' (4.88m) x 8'5" (2.57m). Beautifully landscaped rear garden, very private, with a large decking area, bar section, and shed.

Summer house used as an office and art room 15'3" (4.65m) x 7'4" (2.24m)



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022916/20240110/AWDP

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Key Features

- Chain Free!
- Highly sought after location
- Convenient walk to village and train station
- 3 bed immaculate detached house
- Large lounge/diner
- Contemporary kitchen and bathroom
- Additional reception/dining room
- Beautiful garden

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