



Oakwood homes[®]
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Property brochure



EPPLE ROAD
BIRCHINGTON
KENT
CT7 9AP

Price: £270,000

2 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure FREEHOLD
Council Tax B



birchington@oakwoodhomes.biz



01843 842233



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The Property

This beautiful and charming end of terrace home is located 300 metres walk to the sea and the popular Viking coast path and is bursting with character throughout! This property has benefited from extensive renovations internally and external works that include major landscaping of the entire garden area. Very much a social home, with a warm feel throughout the new decoration incorporates both modern and sympathetic designs that work with the properties age. Arranged over four floors, the handy cellar is a usable space for storage. The vendor has explored options for a spiral staircase to utilise the room as a lounge, all at a reasonable cost. Further information can be supplied on request. The ground floor consists of the lounge, kitchen and shower room with double bedrooms each situated on the third and fourth floors. The home also benefits from lots of natural light throughout. Externally at the rear of the property you will find a beautiful split level garden with a large double glazed fully functional and liveable summerhouse currently used for guests but could also make a perfect work or hobby space. The garden area offers privacy not being overlooked and there are various areas to socialise in and even a small bar towards the rear which is the perfect place to entertain guests and loved ones. The patio is the ideal area for hot tub, with necessary electrics required already in place. Call Oakwood homes today to arrange to view this wonderful home.

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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

LOWER GROUND FLOOR

Cellar 11'9" (3.58m) x 11'6" (3.37m)

GROUND FLOOR

Lounge 12' (3.66m) x 11'6" (3.51m)

Kitchen 8'2" (2.49m) x 6'9" (2.06m)

Shower Room

FIRST FLOOR

Bedroom one 12'2" (3.71m) x 11'6" (3.51m)

SECOND FLOOR

Bedroom two 12' (3.66m) x 9'6" (2.93m)

OUTSIDE

Summer House 20'8" (6.34m) x 9' (2.74m)

No parking



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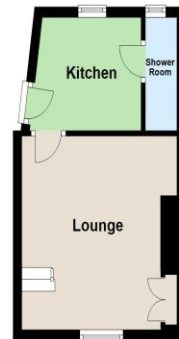
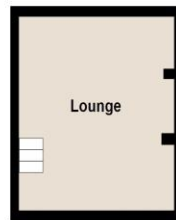


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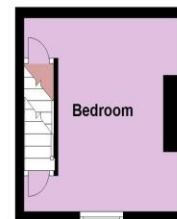
Ground Floor



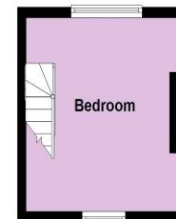
Basement



First Floor



Second Floor



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Property brochure

Key Features

- Beautifully landscaped rear garden
- Usable cellar space
- Situated a short walk from the sea and the popular Viking Coastal path
- Large summer house perfect for guest or hobby space
- Fully renovated throughout

Need a mortgage..?

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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. BIR0022363/20230824/SRDP



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