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## Property brochure



BERKELEY ROAD  
BIRCHINGTON  
KENT  
CT7 9JN

Price: £675,000

5 Bedrooms

2 Receptions

2 Bathrooms

EPC D

Tenure FREEHOLD  
Council Tax E



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## The Property

Spacious 5-bedroom family home – handy for the beach & train station. This stunning five-bedroom family home is perfectly located within walking distance of Birchington village and station providing high-speed train links for easy commuting, and beautiful cliff top walks along the coast. Inside, the ground floor offers a large, well-appointed kitchen, a bright and spacious dining room, a welcoming lounge, and a versatile playroom – all with easy access to the rear garden. There's also a practical utility room and basement to keep things organized. On the first floor, you'll find three comfortable bedrooms, two modern family bathrooms, and a separate W.C. The top floor provides two additional generously sized bedrooms, offering ample space for family or guests. With its spacious layout, proximity to the beach, and excellent commuter links, this home is perfect for families seeking both comfort and convenience. Call Oakwood homes today to schedule your viewing! 01843 842233

## 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

Lounge	14'00" (4.27m) x 16'10" (5.13m)
Dining room	14'11" (4.55m) x 10'11" (3.33m)
Kitchen	5'10" (1.78m) x 19'01" (5.82m)
Utility room	5'03" (1.60m) x 5'06" (1.68m)
Play room	20'03" (6.17m) x 12'00" (3.66m)

### FIRST FLOOR

Shower Room	11'02" (3.40m) x 5'08" (1.73m)
Bedroom front	11'04" (3.45m) x 15'03" (4.65m)
Smaller room/study	13'04" (4.06m) x 6'05" (1.96m)
Bathroom	11'02" (3.40m) x 5'11" (1.80m)
Bedroom back	12'01" (3.68m) x 11'04" (3.45m)
Bedroom	9'05" (2.87m) x 11'10" (3.61m)
WC	4'05" (1.35m) x 2'08" (0.81m)

### TOP FLOOR

Bedroom	14'09" (4.50m) x 13'09" (4.19m)
Bedroom	13'00" (3.96m) x 11'00" (3.35m)

Broadband is delivered via fibre to the house

Unrestricted on street parking is available in the road

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### Key Features

- Five bedrooms
- Family home
- Close to station
- Close to the front
- A walk in to the village
- Two bathrooms

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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. BIR0023576/20240723AstDP



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