

Property brochure



GALLWEY AVENUE
BIRCHINGTON
KENT
CT7 9PA

Price: £325,000

.....
2 Bedrooms

.....
2 Receptions

.....
1 Bathroom

.....
Off Street Parking

.....
EPC D

.....
Tenure FREEHOLD
Council Tax C



The Property

Chain-Free Two-Bedroom Bungalow in Sought-After Minnis Bay. This spacious two-bedroom semi-detached bungalow, situated in the highly desirable Minnis Bay, offers generous accommodation and a peaceful setting. The property features a bright lounge, a kitchen leading through to a dining room with lovely views of the rear garden, two double bedrooms, and a recently installed wet room. Outside, there is a block-paved driveway at the front, providing off-street parking for two cars. To the rear, you'll find a pretty, low-maintenance garden with a patio, flower borders, a lawn, a raised gravel area, and a large summerhouse—perfect for relaxing or entertaining. Set at the end of a quiet no-through road on a private drive shared with just three other properties, the location offers both privacy and convenience. Just a short stroll away, you'll find the sandy beach at Minnis Bay, while the shops and amenities of Birchington are within easy walking distance. This chain-free bungalow is, in our opinion, a fantastic opportunity, perfect for downsizers, small families, or seaside living enthusiasts. Call Oakwood Homes today to arrange 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

Entrance Hall	
Lounge	14' (4.27m) x 12' (3.66m)
Kitchen	12' (3.66m) x 7'8" (2.34m)
Dining Room	11'6" (3.51m) x 8'6" (2.59m)
Bedroom 1	13'2" (4.01m) x 11'3" (3.43m)
Bedroom 2	10'9" (3.28m) x 8' (2.44m)
Wet Room	6' (1.83m) x 5'5" (1.65m)
Outside	
Front - Driveway for parking	
Rear Garden	

NB The maintenance of access road is share with neighbours



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Ground Floor



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Key Features

- Chain Free
- Dining room off kitchen
- Recently installed wet room
- Parking for 2 cars
- Quiet location at end of no through road
- A few minutes away from the beach
- Popular Minnis Bay Location
- Beautiful Garden
- No Work Required

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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. BIR0024006/20240919/AWDP



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