



Oakwood homes<sup>®</sup>  
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## Property brochure



COURT MOUNT  
BIRCHINGTON  
KENT  
CT7 0BS

Price: £160,000

2 Bedrooms

1 Reception

1 Bathroom

Tenure LEASEHOLD  
Council Tax A



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



01843 842233



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### The Property

Chain-free, two-bedroom park home, set on a rarely available and generously sized private plot in the sought-after Court Mount Park. This popular year-round residency site is exclusively for the over 55s and is conveniently located in the centre of Birchington village. The property offers spacious and well-planned accommodation, including a bright and airy lounge, a kitchen/diner, and two bedrooms, both featuring built-in wardrobes. The shower room has recently undergone renovations, and the back door includes a ramp for wheelchair access, ensuring practicality for all residents. Outside, a garden wraps around the home and provides space for a storage unit.

### Location

The village of Birchington is located on the North Kent coast and comprises 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.

### Accommodation

Lounge	13'4" (4.06m) x 12' (3.66m)
Dining Space	7'10" (2.39m) x 7'1" (2.16m)
Kitchen	10'9" (3.28m) x 9'5" (2.87m)
Bedroom	13'18" (4.42m) x 9'22" (3.30m)
Bedroom	10'4" (3.15m) x 9'5" (2.87m)
Bathroom	6'5" (1.96m) x 9'4" (2.84m)

### External

Garden space that wraps round the whole home. Ramp for wheel chain access to rear door.

### Material Information

Site fees £268.65 per month which includes water rates..

Electricity only.

The vendor has advised there is broadband supplied.

On street free parking.

No pets, children, Air BnB, rentals or businesses are allowed



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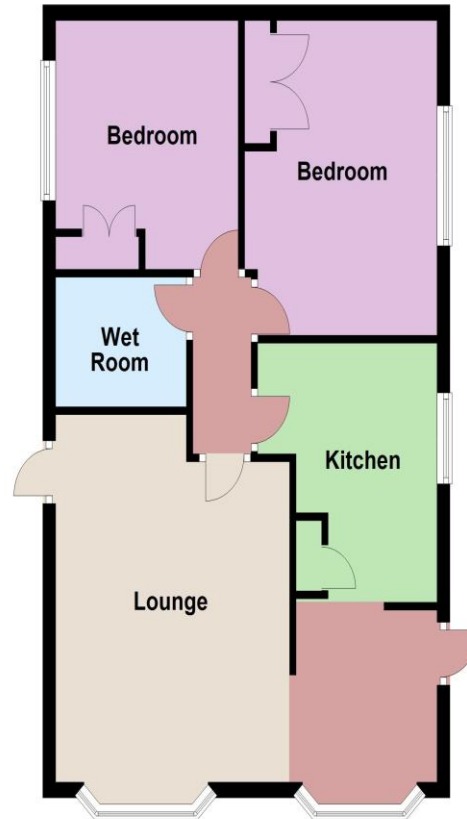
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### Ground Floor



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### Key Features

- Central Location
- Desirable site, In the heart of Birchington village
- 12 Month residency
- Over 55's
- Beautiful gardens
- Parking options available upon request to site
- No chain
- Wheelchair ramp to rear door
- Move in ready

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

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. BIR0024317/250102JLCW



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