



FLAT 2 SEAPOINT THE PARADE
BIRCHINGTON

£925 PCM

- Sea Facing Apartment
- Two Double Bedrooms
- Family Bathroom

- Rarely Available
- Master Ensuite
- Of-street Parking

ABOUT

RARELY AVAILABLE SEA FACING APARTMENT IN BIRCHINGTON!

Miles and Barr are delighted to be offering this beautifully presented property to the market. Located on the Parade in Birchington just a short walk from Minnis Bay. The accommodation is comprised of a spacious entrance hall with oak flooring and access to two double bedrooms; the master boasting an en-suite and sea views, a modern fitted kitchen with access into a bright and sunny dining area, a family bathroom and a spacious sitting room with sea views and access to an outside decked area. Further benefits include sealed unit double glazing, gas fired central heating and allocated off-street parking.

LOCATION

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence: a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

DESCRIPTION

Hallway 22'3 x 4'2 (6.78m x 1.27m)

Bathroom 7' x 6'5 (2.13m x 1.96m)

Bedroom One 11'7 x 19'6 nr to 11'1 (3.53m x 5.94m nr to 3.38m)

En Suite 10'1 x 7'8 nr to 4'9 (3.07m x 2.34m nr to 1.45m)

Bedroom Two 11'4 nr to 9'1 x 8'8 (3.45m nr to 2.77m x 2.64m)

Lounge 17' x 12'3 (5.18m x 3.73m)

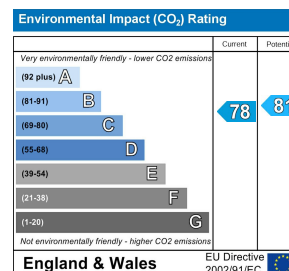
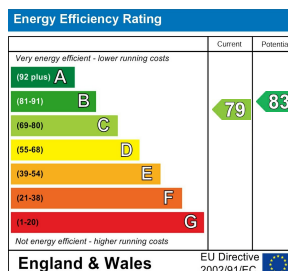
Dining Room 10'11 x 8'8 (3.33m x 2.64m)

Kitchen 11'5 x 8'8 (3.48m x 2.64m)



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In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website.