



CLIFF ROAD
BIRCHINGTON

£3,000 PCM

- Extensive Five Bedroom Family home
- Double Garage
- Ensuite and Family Bathroom
- Stunning Sea views

ABOUT

Miles and Barr are pleased to offer to the Lettings market in an incredibly sought-after location of Cliff Road this spacious five bedroom detached family home, built circa 1965 this property has only had one owner who bought the plot of land and built this wonderful property. This is the perfect opportunity to live in a home along the beautiful Kent coastline. Set back from the road behind a walled front driveway, the home is arguably on one of the best roads with stunning panoramic sea views.

The ground floor comprises an entrance porch leading to a welcoming entrance hallway with built in coat cupboard and WC, double doors lead into the open plan dining room and garden room with sliding doors out to the garden terrace. To the front of the property there is a separate lounge with fabulous sea views and a kitchen with breakfast bar.

There is an open staircase leading to the first floor, the impressive master bedroom has beautiful sea views, built in wardrobes and large en-suite bathroom. There are two further exceptionally spacious double bedrooms with elevated views out to sea, a double bedroom overlooking the garden and a smaller bedroom ideal as a study for people looking to work from home. There is also an additional family bathroom.

Externally to the front there is a lawned area and a paved driveway providing off street parking for several cars leading up to the



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 and second home purchasers.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 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. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure