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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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



...valuing people, not just property

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HAROLD ROAD, BIRCHINGTON



HAROLD ROAD  
BIRCHINGTON

£3,000 PCM



- Council Tax Band: F
- Six Bedrooms
- Stunning Sea Views
- Garage and Driveway
- Available September
- Unique Period Family Home
- Length of Tenancy: 12 Months

## 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.

## ABOUT

Miles and Barr are extremely lucky to offer this 1930's six bedroom family home situated in one of Birchington's most desirable locations, with sea and sunset views from upstairs and garden views from downstairs. In our opinion, 'Restharrow' is a unique and enchanting seaside home where one can relax or entertain with ease. Enjoyed by the same family for several generations with uses from a family home to an ideal seaside holiday retreat.

The house is located in Harold Road, Minnis Bay, moments from the cliff tops and the sandy beach. It is within easy reach of the station, local schools, shops, and other amenities. The house can be accessed either through the lychgate across the lawn, or through the secure electronic gates leading up the gravel drive to the parking bay.

The property has been positioned on the plot to ensure the sun is maximised all day. The beautiful garden, wrapping around the house provides a variety of peaceful sitting areas strategically placed to catch the sun.

The internal accommodation is arranged over two floors. The ground floor comprises of an entrance porch with room for coats and boots, leading directly into the kitchen diner with extensive built-in storage. There is a utility room with butler sink, and a shelved area for more storage and display. The conservatory has electric blinds to the roof space and French doors providing an open view of the garden and pond. From the kitchen diner you enter the smaller sitting room with a multi-fuel stove and French doors leading to a terracotta porch with open frontage overlooking the front lawn.

The larger sitting room has original beams, stunning bay windows with ample seating and a dome shaped vaulted ceiling that serves as a unique feature providing a real 'wow' factor.

There are two downstairs bedrooms, one has French doors leading to a small terrace, with accompanying views to the garden area and summer house. The second bedroom is well proportioned with very adequate storage.

## DESCRIPTION

