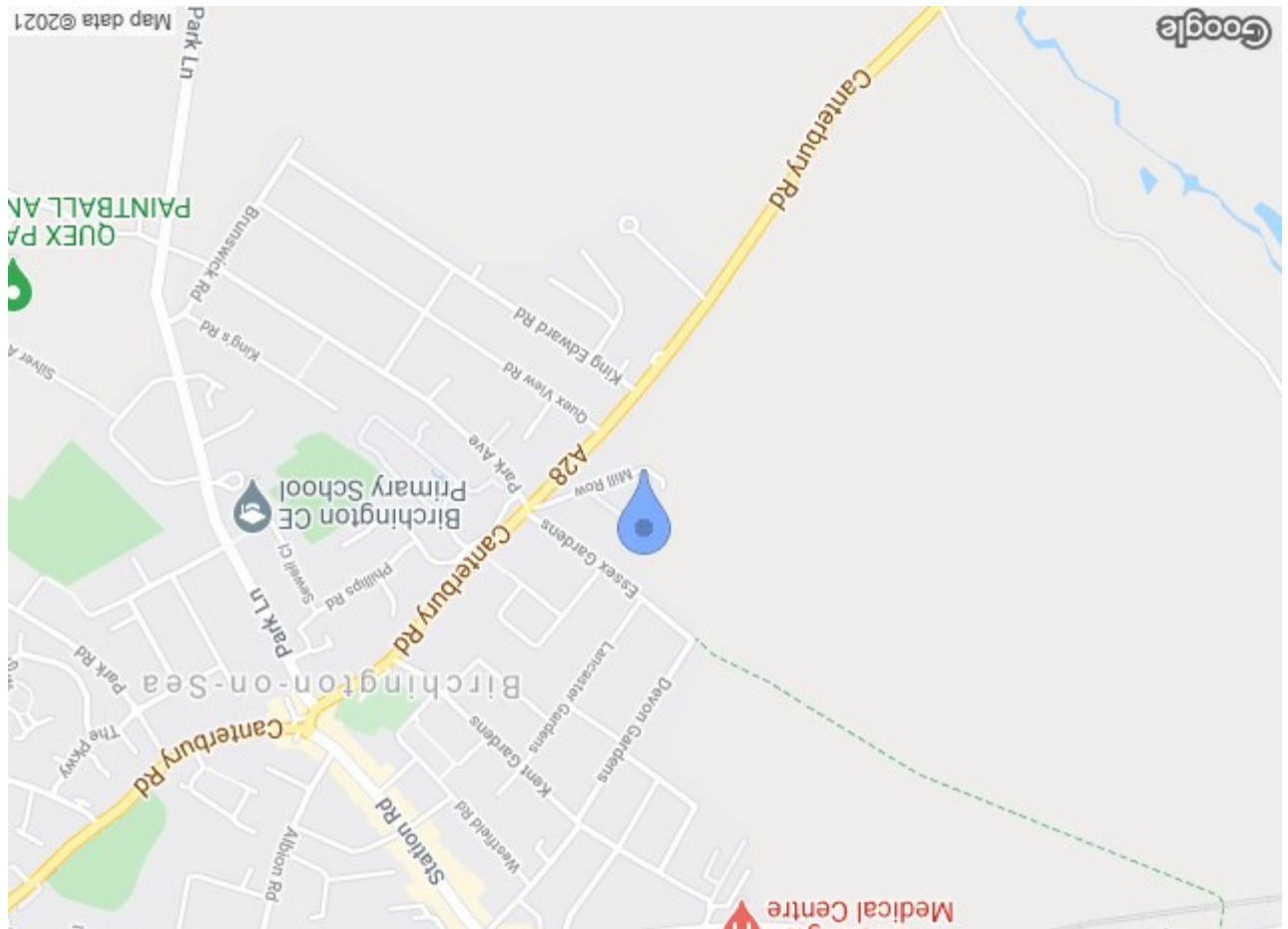


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(48-54)
F	(21-30)
G	(1-20)
Very energy efficient - lower running costs	
Current	Potential
59	86



MILL COTTAGE MILL ROW
BIRCHINGTON



MILL COTTAGE MILL ROW
BIRCHINGTON

£265,000

noa

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Relocation

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The Property

Ombudsman

33 Station Road, Birchington, Kent, CT7 9DJ

01843 844899 e. birchington@milesandbarr.co.uk

miles & barr
YOUR PROPERTY AGENT

- Two Double Bedrooms
- Lounge With Separate Dining Room
- Private Roof Terrace From Bedroom One
- Further Basement Office/Study
- Quiet Birchington Location
- Field & Distant Sea Views
- Sunny Aspect Rear Garden
- Downstairs WC
- Good Decorative Order Throughout

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

TWO BEDROOM PERIOD COTTAGE WITH FARMLAND AND DISTANT SEA VIEWS!
Miles & Barr are extremely pleased to be offering this quirky yet intriguing two bedroom family home located in the quiet cul-de-sac location of Mill Row, Birchington. Originally forming part of the "Hudson's Mill" site and sitting within easy reach of Birchington's main high street, train station and all other major amenities, this charming home holds a wealth of character and history. Internally the property boasts a lounge with separate dining area, kitchen and downstairs WC/utility room on the ground floor with a spiral staircase leading up to the first floor where you will find two double bedrooms (with a spacious roof terrace off of the master bedroom) and a family bathroom. Externally there is a low maintenance rear garden with a sunny aspect and access into a separate office/study located in the basement. In our opinion this charming home would suit any buyer looking for a well presenter character home and an early internal viewing comes highly recommended!

DESCRIPTION

- Ground Floor
- Entrance
- Entrance Porch
- Kitchen 12'9 x 10'7 (3.89m x 3.23m)
- Utility Room & Downstairs WC
- Lounge 14'1 x 13'8 (4.29m x 4.17m)
- Dining Room 14'1 x 6'6 (4.29m x 1.98m)
- Lower Ground Floor
- Basement Studio/office 12'3 x 11'6 (3.73m x 3.51m)
- First Floor
- Bedroom One 14'3 x 7'9 (4.34m x 2.36m)
- Rear Roof Terrace
- Bedroom Two 10'8 x 8'8 (3.25m x 2.64m)
- Bathroom
- Exterior
- Rear Garden

