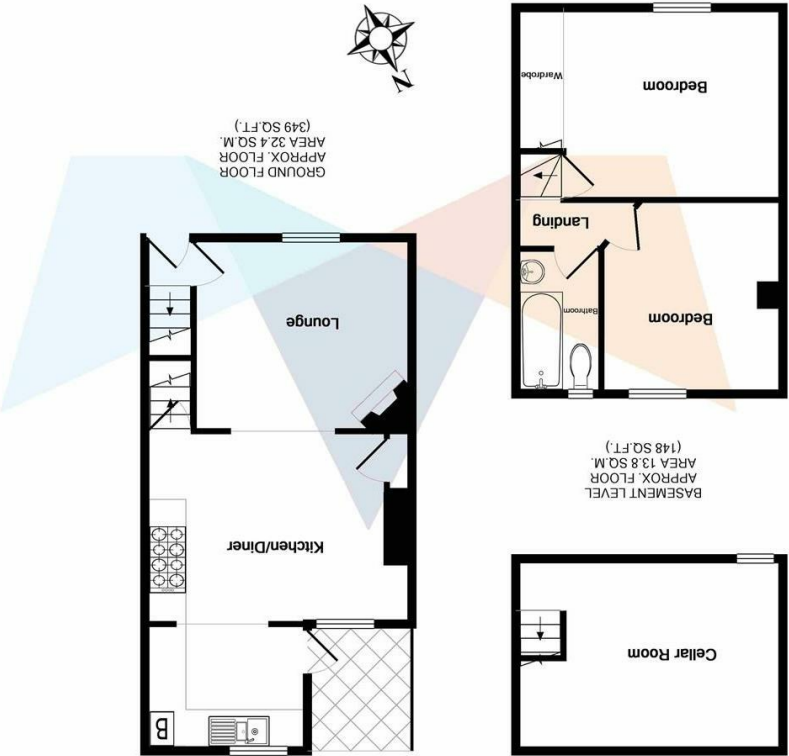


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



Energy Efficiency Rating	
Current	Possible
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
64	83

TOTAL APPROX. FLOOR AREA 73.7 SQ.M. (793 SQ.FT.)
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5 MILL COTTAGES MILL LANE BIRCHINGTON



5 MILL COTTAGES MILL LANE BIRCHINGTON

£285,000

- Popular Location
- Spacious Property
- Field Views
- Well Maintained
- Two Bedrooms
- Large Kitchen Diner
- Lounge
- Cellar Room/Office Space
- NO FORWARD CHAIN!

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

LOVELY PERIOD HOME - OFFERING FAR MORE THAN MEETS THE EYE WITH PERIOD FEATURES AND NO CHAIN!

Located at the end of a quiet no through road in Birchington with easy access to the transport links, shops and walks, this home really needs to be seen to fully appreciate all on offer. In brief, both the house itself and the rear garden have been extended so that this home retains its cottage charm and character whilst benefitting from the convenience and space of a family home. Its our opinion that this property has been very well looked after and is in great condition. The property itself benifits from a lounge and spacious kitchen diner on the ground floor. Upstairs the property has two spacious bedrooms and family bathroom, boarded loft space with velux window. This property also has a spacious cellar which could be used for a number of different purposes for the new owner. Externally there is a sunny garden with patio area with the possibility to extend. Arranged over 3 floors with sea views and being offered with NO FORWARD CHAIN!!

DESCRIPTION

Kitchen 10'02 x 21'11 (3.10m x 6.68m)

Lounge 11'09 x 10'01 (3.58m x 3.07m)

Cellar/Office Space 14'00 x 10,03 (4.27m x 3.05m,0.91m)

First Floor

Bedroom one 11'08 x 10'02 (3.56m x 3.10m)

Bedroom two 10'00 x 9'05 (3.05m x 2.87m)

Bathroom 7'07 x 4'06 (2.31m x 1.37m)

