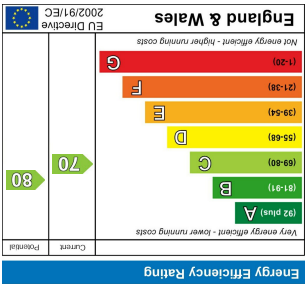
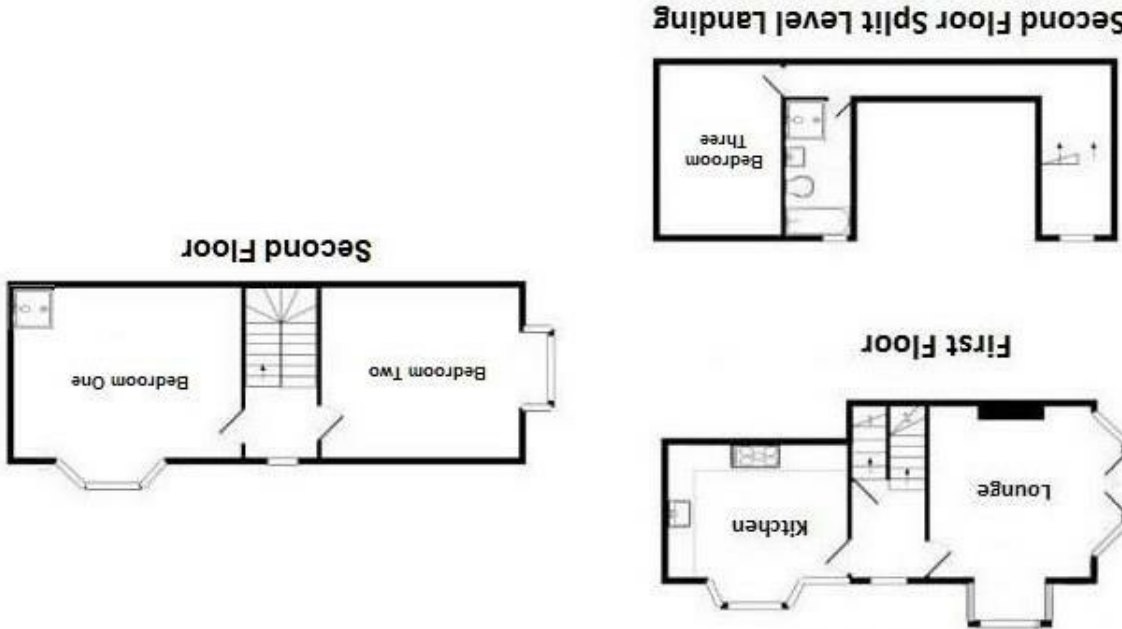


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



TOTAL APPROX. FLOOR AREA 115 SQ.M. (1237.85 SQ.FT.)



Second Floor Split Level Landing

First Floor

Second Floor

FLAT 3 158 MINNIS ROAD  
BIRCHINGTON



FLAT 3 158 MINNIS ROAD  
BIRCHINGTON

£399,000



- Three Double Bedrooms
- Balcony With Stunning Sea Views
- Modern Fitted Kitchen Diner
- 17ft Bay Fronted Lounge
- Arranged Over 2 Floors
- Central Minnis Bay Location
- CHAIN FREE!

## 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

WOW! WHAT A VIEW!

Miles & Barr are extremely pleased to be offering this rarely available three bedroom penthouse apartment located within the heart of Minnis Bay, Birchington and offering some of arguably the most enviable views in the area. The property itself is accessed via its own front door with stairs immediately leading up to the first floor. On this level you will find a contemporary modern fitted kitchen breakfast room and a separate lounge with large bay windows to the front and side offering stunning sea views out across Minnis Bay itself towards Reculver Towers, giving you the perfect setting to watch those famous Turner sunsets from the private glass fronted balcony situated to the front. On the split level second floor there are three double bedrooms (the master with en-suite shower area) and a modern fitted bathroom with separate shower cubicle, all boasting sea views also. In our opinion the property is in good decorative order throughout and would make either the perfect weekend retreat or family home for anybody keen to have the beach and amenities close at hand. The property is being sold with NO ONWARD CHAIN and an internal viewing is essential to fully appreciate all that this spacious home has to offer!

## DESCRIPTION

### FIRST FLOOR

Lounge 17'8 x 15'3 (5.38m x 4.65m)

Westerly Facing Balcony 13'9 x 3'10 (4.19m x 1.17m)

Kitchen 13'8 x 13'3 (4.17m x 4.04m)

### SPLIT LEVEL LANDING

Bedroom Three 13'9 x 9'9 (4.19m x 2.97m)

Bathroom 9'6 x 5'1 (2.90m x 1.55m)

### SECOND FLOOR

Bedroom One 13'6 x 13'2 (4.11m x 4.01m)

Bedroom Two 13'6 x 13'6 (4.11m x 3.96m'1.83m)

