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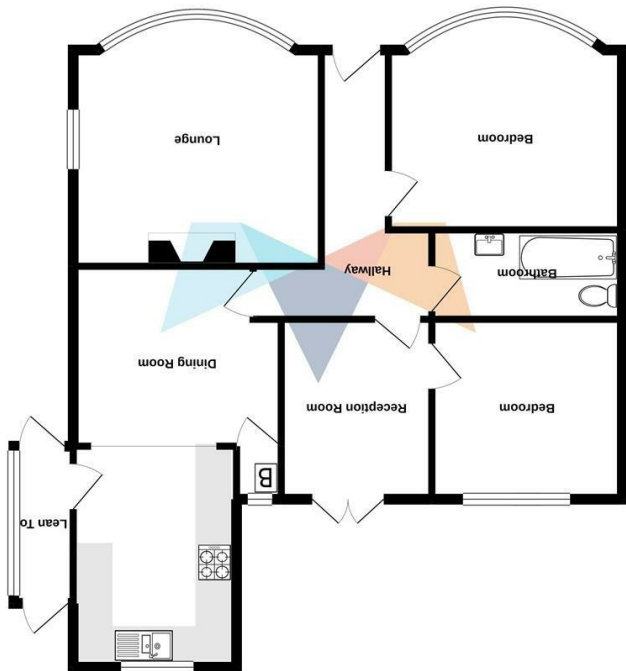
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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 | | |
| G | | |
| F | | |
| E | | |
| D | | |
| C | | |
| B | | |
| A | | |
| Very energy efficient - lower running costs | | |
| Current | Potential | |
| | 61 | 76 |



TOTAL FLOOR AREA: 82.1 sq.m. (884 sq.ft.) approx.



GROUND FLOOR
82.1 sq.m. (884 sq.ft.) approx.

ETHELBERT ROAD BIRCHINGTON



ETHELBERT ROAD
BIRCHINGTON

£450,000

- Stunning Detached Bungalow
- Two / Three Bedrooms
- Log Burner
- Minnis Bay Location
- Close To Local Amenities
- Off Street Parking
- Landscaped Gardens

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 Trial bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

ABOUT

MILES & BARR ARE EXCITED TO MARKET THIS WONDERFUL DETACHED BUNGALOW IN THE HEART OF MINNIS BAY.

Located close to local beaches, shops and transport this bungalow offers all you need for your move to the seaside. Upon entrance to the bungalow you are met with a spacious hallway with access to a lounge with a log burner and dual aspect windows, two double bedrooms, a reception room, a bathroom and a modern fitted kitchen with access to a side porch. Externally the property boasts a front and rear garden with rear access to the property as well.

DESCRIPTION

Entrance

Kitchen / Diner 12'8" x 22'4" (3.86 x 6.81)

Reception Room / Dining Room 7'11" x 9'11" (2.41 x 3.02)

Lounge 13'8" x 14'6" (4.17 x 4.42)

Bedroom One 12'11" x 13'0" (3.94 x 3.96)

Bedroom Two 9'11" x 10'11" (3.02 x 3.33)

Bathroom 10'6 x 4'10 (3.20m x 1.47m)

Side Porch

External

Front Garden

Rear Garden

