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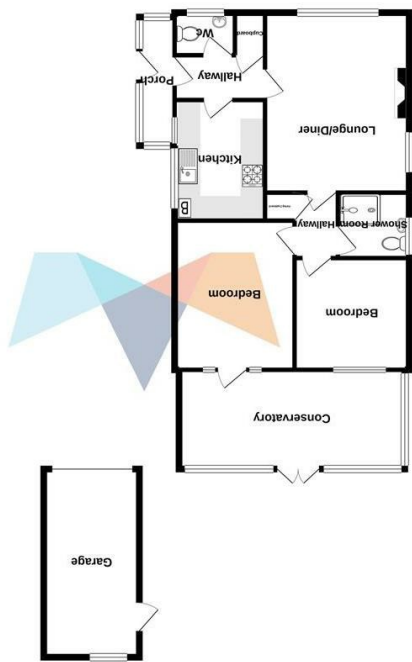
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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	
Very energy efficient - lower running costs	A (93 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (43-54)
	F (21-30)
Not energy efficient - higher running costs	G (1-20)
Current	61
Possible	85



TOTAL FLOOR AREA: 92.6 sq.m. (997 sq.ft.) approx.
Made with Mapbox GL JS



GROUND FLOOR
92.6 sq.m. (997 sq.ft.) approx.



33 Station Road, Birchington, Kent, CT7 9DJ
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CUNNINGHAM CRESCENT BIRCHINGTON



CUNNINGHAM CRESCENT
BIRCHINGTON

£425,000

- Two Double Bedrooms
- Highly Sought After Location
- Generous Sized Gardens
- Garage & Further Off Street Parking
- No Onward Chain
- Fitted Kitchen
- Shower Room & Separate WC
- Tons Of Potential

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

SPACIOUS TWO BEDROOM DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER BIRCHINGTON LOCATION!

Miles & Barr are delighted to be offering this rarely available two bedroom detached bungalow located in the ever popular Cunningham Crescent, Birchington. Ideally situated within easy reach of Birchington's main high street, train station and with the clifftop and seafront only a short walk away, this ideally positioned property could make the perfect home for anyone wanting to be close to all major amenities. Internally the property could benefit from some modernisation however hold tons of potential and lends itself perfectly for further extending (subject to relevant planning permissions). Internally the bungalow boasts two double bedrooms, a 15ft lounge, a fitted kitchen, a shower room with separate WC and a 20ft conservatory leading out to the garden. Externally there is a generous sized rear garden with access into a single garage and further off street parking to the front and side. Historically, bungalows in this location tend to generate huge interest and therefore an early internal viewing is essential to avoid disappointment! The property is also being sold with no onward chain and keys are available for immediate viewings.

DESCRIPTION

Entrance

Entrance Hall

Kitchen 10'7 x 7'8 (3.23m x 2.34m)

Lounge 15'10 x 12'8 (4.83m x 3.86m)

Separate WC 5'4 x 3'10 (1.63m x 1.17m)

Inner Hallway

Bedroom One 13'0 x 10'3 (3.96m x 3.12m)

Bedroom Two 10'4 x 9'10 (3.15m x 3.00m)

Conservatory 20'2 x 8'7 (6.15m x 2.62m)

Shower Room 6'2 x 5'10 (1.88m x 1.78m)

EXTERIOR

Rear Garden

Garage 16'3 x 8'4 (4.95m x 2.54m)

Front Garden

