



Kings Avenue, Birchington


MILES & BARR
EXCLUSIVE



4 Kings Avenue Birchington Kent CT7 9QL



Description

Ground Floor

- Entrance Porch
- Inner Hallway
- Kitchen/Diner
20'4 x 17'0
(6.20m x 5.18m)
- Utility Room
9'6 x 5'6
(2.90m x 1.68m)
- Store
- Lounge
23'4 x 21'2
(7.11m x 6.45m)
- Music
Room/Bedroom
14'7 x 9'10
(4.45m x 3.00m)
- Shower Room
- Reception
14'7 x 10'2
(4.45m x 3.10m)
- Conservatory
14'7 x 12'10
(4.45m x 3.91m)

First Floor

- Master Bedroom
23'10 x 13'7
(7.26m x 4.14m)
- Walk -in Wardrobe
23'10 x 4'11
(7.26m x 1.50m)
- En-suite
- Family Bathroom
- Bedroom
13'9 x 11'10
(4.19m x 3.61m)
- Bedroom
13'9 x 11'7
(4.19m x 3.53m)
- Bedroom
11'9 x 11'5
(3.58m x 3.48m)

External

- Front Garden
- Rear Garden
- Garage
22'6 x 12'4
(6.86m x 3.76m)
- Storage
12'4 x 6'3
(3.76m x 1.91m)

Property

Positioned on a double plot along the sought after 'Kings Avenue' Minnis Bay is this spacious detached 4/5 bedroom family home boasting stunning views out to sea. Situated at the sea end of the road a few hundreds yards walk to the beach this property is ideal for anyone looking for space, views and close proximity to local amenities.

Set back from the road with an impressive in and out driveway as soon as you enter the property and see the galleried landing you appreciate what is on offer here, currently comprising to the ground floor a large kitchen/diner with two utility rooms, a wonderful lounge with bi fold doors out to the garden, a shower room, two further reception rooms one of which could be used as the fifth bedroom and a triple aspect conservatory with views over the garden. The extremely versatile layout of this home makes it appealing to all. To the first floor there is a magnificent master suite, with sea views both to the front and rear, with a 17ft en suite and walk in dressing room. There are a further three double bedrooms all with fitted wardrobes and sea views plus a further family bathroom.

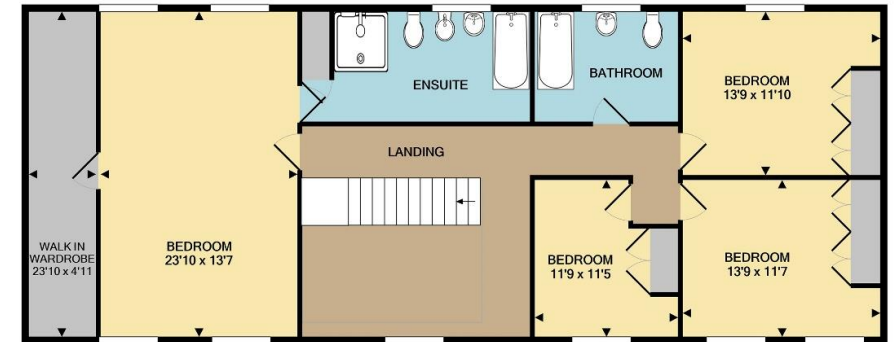
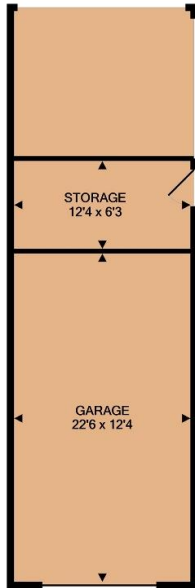
Externally the property has off street parking to the front for several cars, there is also a garage with electric car power point. Side access takes you to the well kept rear garden mainly laid to lawn with two paved seating areas ideal for making the most of the south facing garden and a hot tub area. The property also boasts 16 solar panels.



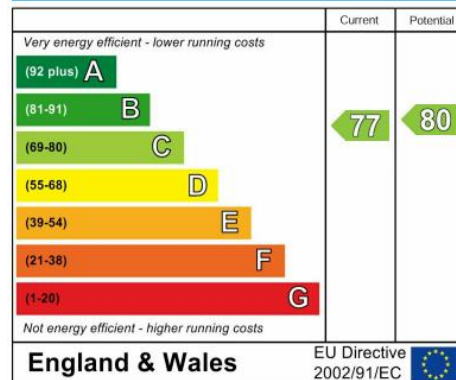
Location

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.

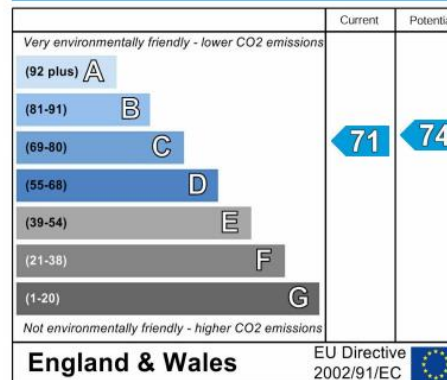




Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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