



Cliff Road, Birchington


MILES & BARR
EXCLUSIVE



Saltburn
Cliff Road
Birchington
Kent
CT7 9SL



Description

Ground Floor

- Porch
- Kitchen
12'11 x 12'6
(3.94m x 3.81m)
- Dining Room
12'11 x 12'11
(3.94m x 3.94m)
- Reception Room
25'1 x 12'11
(7.65m x 3.94m)
- Conservatory
13'4 x 9'3
(4.06m x 2.82m)
- Shower Room
- Bedroom
15'3 x 11'11
(4.65m x 3.63m)
With built in wardrobes
- Bedroom
13'0 x 12'10
(3.96m x 3.91m)
With built in wardrobes
- Bedroom
13'0 x 7'0
(3.96m x 2.13m)
- Bath and Shower Room
- WC

First Floor

- Landing
- Bedroom
16'9 x 13'0
(5.11m x 3.96m)
With built in wardrobes
- Bedroom
16'9 x 11'9
(5.11m x 3.58m)
With built in wardrobes
- Double Garage
17'2 x 16'11
(5.23m x 5.16m)
- Front Garden/Driveway
- Rear Garden
Laid to lawn

Property

Saltburn provides the opportunity for a buyer to own a home along the exceptional Thanet coastline boasting direct views straight out to sea and beyond. The property is offered to the market with no onward chain and offers potential for anyone to put their own stamp on this home which is undoubtedly a project. Set back from the road the property currently comprises of a porch area, a spacious lounge with large windows looking out to sea, a conservatory with doors leading to the garden, a shower room, kitchen and separate dining room. There is also access to the double garage through the kitchen. To the first floor there are a further five bedrooms, the front bedrooms offering elevated sea views and a large family bathroom.

Externally the property has off street parking for several cars to the front as well as a double garage, with side access to the substantial sunny aspect rear garden with plenty of potential to landscape to make the most of the space.

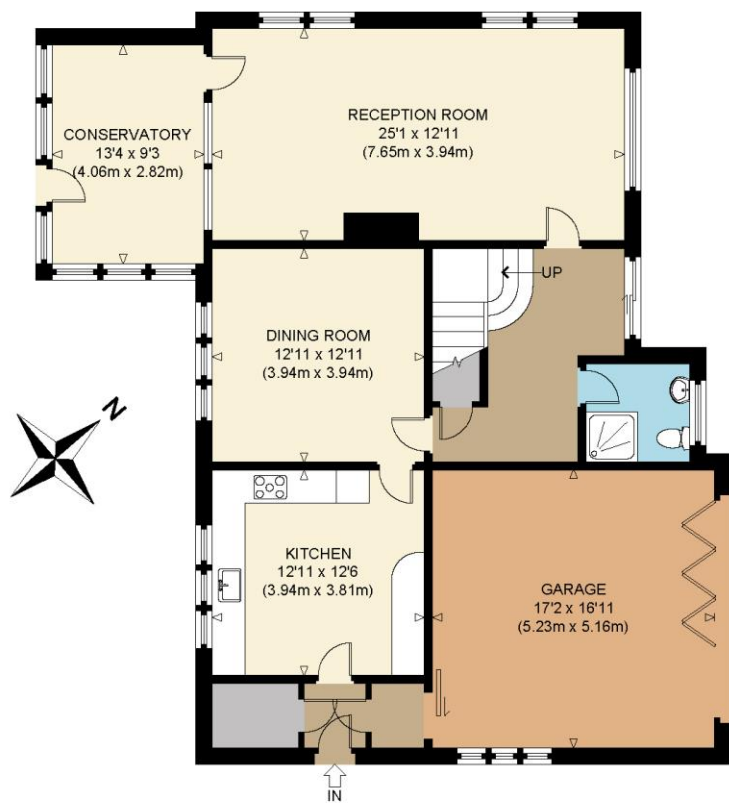
The property is ideally located for the seafront with access to coastal walks and cycle routes and many leisure pursuits. Birchington village has a wide variety of shops, supermarkets, restaurants and cafes. Birchington also has a railway station providing a regular service to London. The area also boasts a number of highly regarded schools in both the public and private sectors.



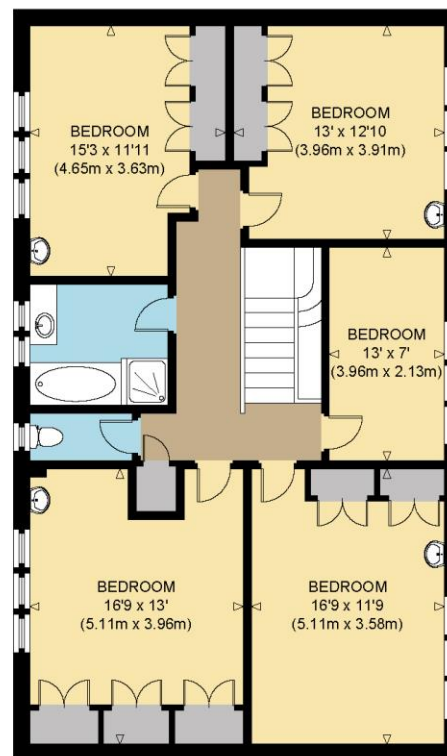
Location

Saltburn is found within easy access to Birchington village where you will find a wide variety of shops, supermarkets, restaurants and cafes. Birchington also has a railway station providing a regular service to London. The area also boasts a number of highly regarded schools in both the public and private sectors. There are further cultural, dining and shopping facilities available at the Cathedral City of Canterbury approximately 14 miles away.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1349 SQ FT / 125.3 SQ M

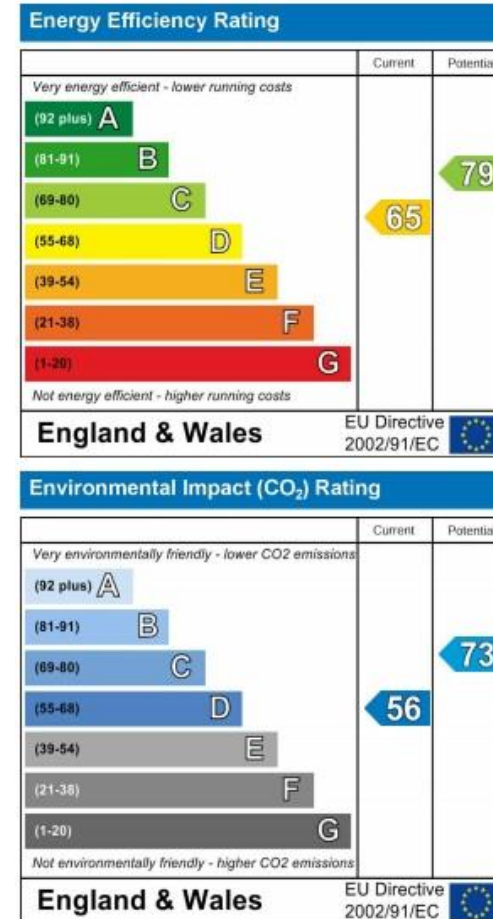


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1105 SQ FT / 102.7 SQ M

SALTBURN CLIFF ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2454 SQ FT / 228.0 SQ M
(INCLUDING GARAGE)

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Important Notice:

In accordance with the Property Misdescriptions Act (1991) 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.