



Alpha Road, Birchington


MILES & BARR
EXCLUSIVE



111 Alpha Road
Birchington
Kent
CT7 9ED



Description

Ground Floor

- Hallway
- Lounge
19'11 x 12'6
(6.07m x 3.81m)
- Kitchen
15'4 x 11'6
(4.67m x 3.51m)
- Dining Room
21'11 x 13'9
(6.68m x 4.19m)
- Shower Room
11'5 x 4'7
(3.48m x 1.40m)
- Bedroom
16'6 x 8'2
(5.03m x 2.49m)
- Bedroom
16'7 x 12'6
(5.05m x 3.81m)
- Bedroom
13'1 x 11'1
(3.99m x 3.38m)
- Bathroom
9'11 x 7'4
(3.02m x 2.24m)

External

- Front/Driveway
- Rear Garden
- Cabin
15'50 x 11'70
(4.57m x 3.35m)

Property

SPACIOUS AND UNIQUE DETACHED BUNGALOW SET ON A GENEROUS CORNER PLOT AND METRES FROM THE SEA!

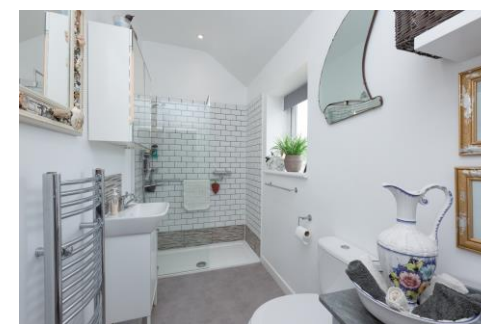
This is a spacious three bedroom detached bungalow located in the heart of Birchington and occupying a generous corner plot. Internally you will find three double bedrooms, a 19ft lounge with brick fireplace and door to the rear garden, fitted kitchen with central island, through to a light and airy dining/family room with two sets of double doors to the garden, a family bathroom as well as a separate shower room. The property is in excellent decorative order throughout and has been maintained to a high standard by the current owner.

Externally there is a good sized rear garden mostly laid to lawn with patio area for outside dining, a further shingled garden space to the side and a cabin currently used as a work /craft space. To the front there is parking for numerous cars.

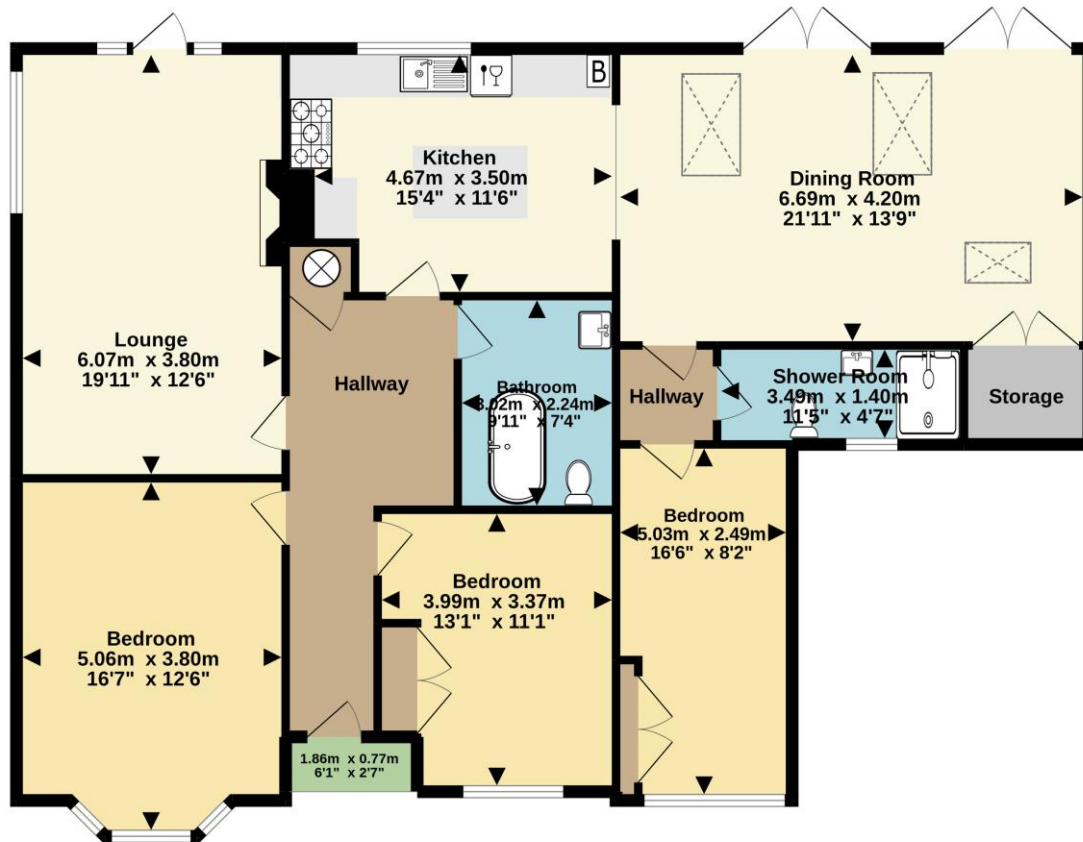


Location

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.



GROUND FLOOR
138.2 sq.m. (1488 sq.ft.) approx.



TOTAL FLOOR AREA: 138.2 sq.m. (1488 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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