



Epple Road, Birchington


MILES & BARR
EXCLUSIVE



Corner Lodge 2 Epple Road Birchington Kent CT7 9AY



Description

Ground Floor

- Entrance Hall
12'5 x 10'0
(3.78m x 3.05m)
- Lounge
19'4 x 15'7 into bay
(5.89m x 4.75m into bay)
- Breakfast Room
17'6 x 12'6
(5.33m x 3.81m)
- Kitchen Diner
24'7 x 14'3 max
(7.49m x 4.34m max)
- Shower Room/Utility
- Cloakroom

- Bedroom
12'5 x 11'9
(3.78m x 3.58m)
- Bedroom
9'1 x 9'1
(2.77m x 2.77m)
- Bedroom
8'7 x 8'7
(2.62m x 2.62m)
- Bathroom
- Separate WC

External

- Front/Driveway
- Double Garage
16'6 x 16'6
(5.03m x 5.03m)
- Rear Garden

First Floor

- Bedroom
13'3 x 9'8
(4.04m x 2.95m)

Property

4 BEDROOM FAMILY HOME ON A CORNER PLOT!

A beautifully renovated detached four bedroom family home offering spacious living accommodation arranged over two floors. Ideally situated within walking distance of Birchington's main high street, seafront and train station, popular local schools and all major road and bus routes both in and out of Thanet are also close at hand. Internally you are greeted by a spacious entrance hall with stunning parquet flooring leading into a bay fronted lounge, separate breakfast room complete with log burner and a modern fitted, extended kitchen diner with bi-folding doors leading out onto the garden. Off of the kitchen you will find a separate utility room and downstairs shower room.

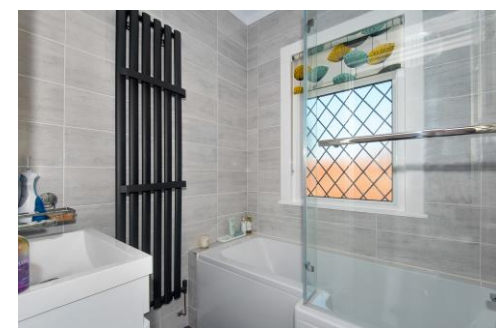
On the first floor there are four bedrooms, a separate WC and a further modern family bathroom.

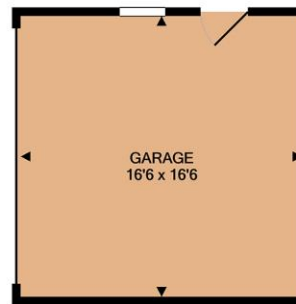
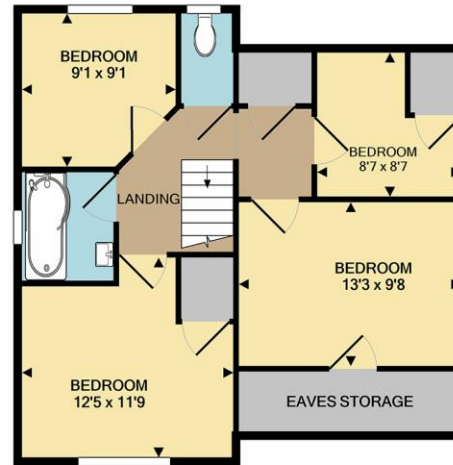
Externally there is a pleasant private garden which surrounds the property with access into a detached double garage with an apex roof making it ideal for further development (subject to relevant planning consents). All in all this property makes a perfect family home with some fantastic entertaining spaces and in our opinion, would suit a variety of buyers from those looking to relocate closer to the seaside, to anyone needing to be in the catchment area of the popular local schools. An early internal viewing is essential to fully appreciate all that this charming home has to offer.



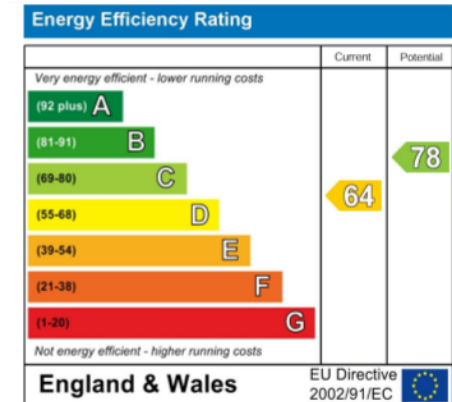
Location

Birchington was once considered 'the epitome of modest'. That statement is still true. 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.





TOTAL APPROX. FLOOR AREA 1843 SQ.FT. (171.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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