

CHRISTOPHER HODGSON



Birchington

£310,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Birchington

Montclare, Spencer Road, Birchington, Kent, CT7 9HB

A spacious detached bungalow on one of Birchington's most desirable roads, ideally positioned only 160 metres from Birchington Promenade and within close proximity to shops, restaurants, and amenities in Birchington Village, sandy beaches at Minnis Bay, and highly regarded local schools. Birchington-on-Sea train station (0.7 miles) is easily accessible.

The comfortably proportioned accommodation is arranged to provide an entrance hall, sitting room with bay window overlooking the rear garden, a kitchen,

conservatory, a double bedroom and a bathroom.

The secluded South facing rear garden is a particularly attractive feature of the property and incorporates a patio area which is ideal for outside entertaining. No onward chain.



LOCATION

The picturesque village of Birchington is perfectly positioned as the gateway to the Isle of Thanet, offering a good variety of local amenities including independent shops, supermarkets, cafes, pubs, restaurants, doctors, dentists, and schools. It's home to Quex Park's 250 acres of parks and gardens and offers easy access to many beautiful sandy beaches – including family friendly Minnis Bay – and stunning coastal walks. The neighbouring town of Westgate is just a mile along the coast offering further superb beaches, restaurants, and a charming cinema. The exciting seaside town of Margate is also close by with its vibrant old town, where there is an abundance of restaurants, bars, boutiques, and markets, the world renowned Turner Contemporary Gallery, Dreamland, Margate's classic amusement park and music venue, and Westwood Cross, the area's premier shopping centre.

Local transport links including Birchington railway station provides commuter services into London Victoria, and the A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network are nearby. Thanet Parkway Station provides high speed services to London St Pancras via Ashford. The high speed Javelin service provides access to London (St Pancras) with a journey time of

approximately 70 minutes. The A256 is also easily accessible offering access to the A2/M2 and subsequent motorway network.

ACCOMMODATION

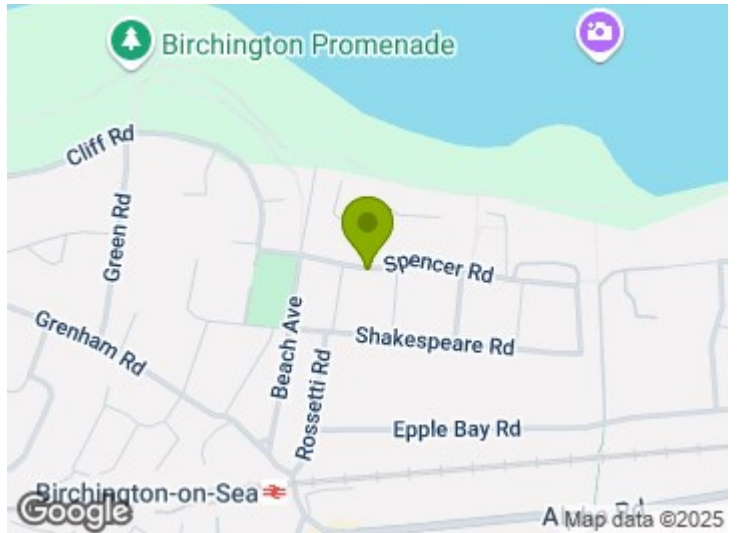
The accommodation and approximate measurements (taken at maximum points) are:

GROUND FLOOR

- Sitting Room 14'2" x 14'2" (4.32m x 4.32m)
- Kitchen 12'1" x 5'2" (3.69m x 1.57m)
- Bedroom 10'1" x 10'0" (3.07m x 3.04m)
- Conservatory 15'5" x 8'2" (4.70m x 2.49m)
- Bathroom

OUTSIDE

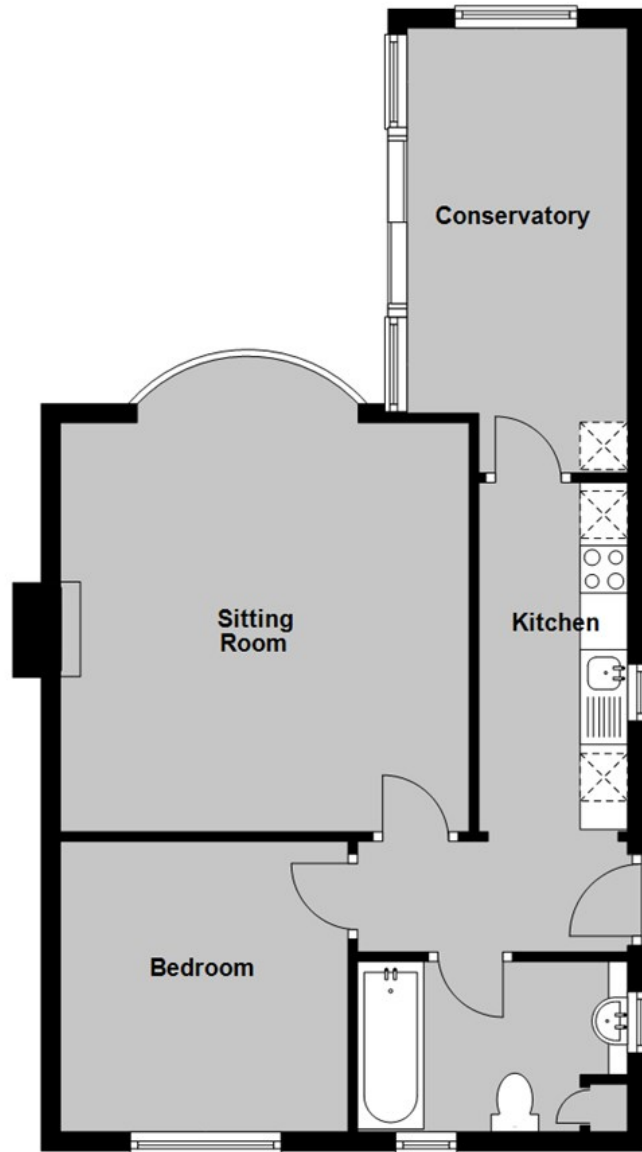
- Garden 32'1" x 25'5" (9.78m x 7.75m)





Ground Floor

Approx. 55.8 sq. metres (600.4 sq. feet)



Total area: approx. 55.8 sq. metres (600.4 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,846.21.

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Below average energy efficiency - higher running costs	D		
Poor energy efficiency - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - highest running costs	G		
England & Wales		Current	Target
		71	71

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