CHRISTOPHER HODGSON









Birchington

Offer in excess of **£335,000** Freehold

FOR COASTAL, COUNTRY & CITY LIVING

Birchington

89A Park Avenue, Birchington, Kent, CT7 0DL

A spacious and smartly presented detached bungalow situated in the highly desirable seaside town of Birchington, conveniently located within easy reach of Birchington Village, local shops and amenities, highly regarded schools, Minnis Bay and Birchington Promenade. Birchington-on-Sea railway station (0.9 miles) is also easily accessible.

The comfortably proportioned accommodation extends to approximately 721 sq ft (67 sq m) and comprises an entrance porch, entrance hall, sitting room opening to a conservatory, kitchen, two double bedrooms, a cloakroom and a bathroom.

Outside, the rear garden is a particularly attractive feature of the property, extending to approximately 70ft (21m) and having been thoughtfully landscaped to create an appealing space in which to relax and entertain. A summer house and separate storage shed provide useful storage and ancillary outdoor space, whilst a driveway provides off-street parking for a number of vehicles.







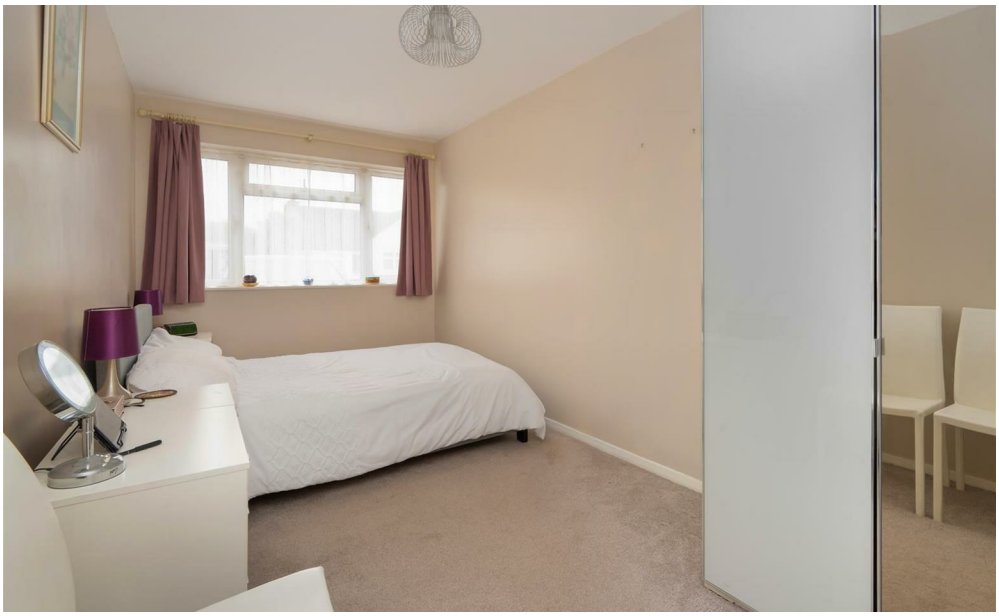
LOCATION
The picturesque village of Birchington is ideally positioned on the Isle of Thanet and offers a wide range of amenities including independent shops, supermarkets, cafés, restaurants, public houses, healthcare facilities and schools. The village is home to Quex Park and is conveniently situated for access to a number of sandy beaches, including popular Minnis Bay. The neighbouring town of Westgate-on-Sea is approximately one mile distant, whilst Margate offers a vibrant Old Town, Turner Contemporary, Dreamland and an extensive range of leisure and shopping facilities. Birchington railway station provides services to London Victoria, whilst Thanet Parkway offers high-speed services to London St Pancras. The A299 and A256 are easily accessible, providing links to the A2/M2 and subsequent motorway network.

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

- Entrance Porch
- Entrance Hall
- Sitting Room 18'1" x 10'10" (5.53m x 3.31m)
- Conservatory 18'1" x 10'9" (5.53m x 3.30m)
- Kitchen 10'9" x 7'11" (3.28m x 2.43m)
- Bedroom 1 16'9" x 7'9" (5.12m x 2.37m)
- Bedroom 2 12'1" x 9'9" (3.7m x 2.98m)
- Bathroom 6'11" x 5'8" (2.13m x 1.73m)
- Cloakroom

OUTSIDE

- Garden 70' x 58' (21.34m x 17.68m)
- Outbuilding 13'10" x 9'2" (4.24m x 2.8m)



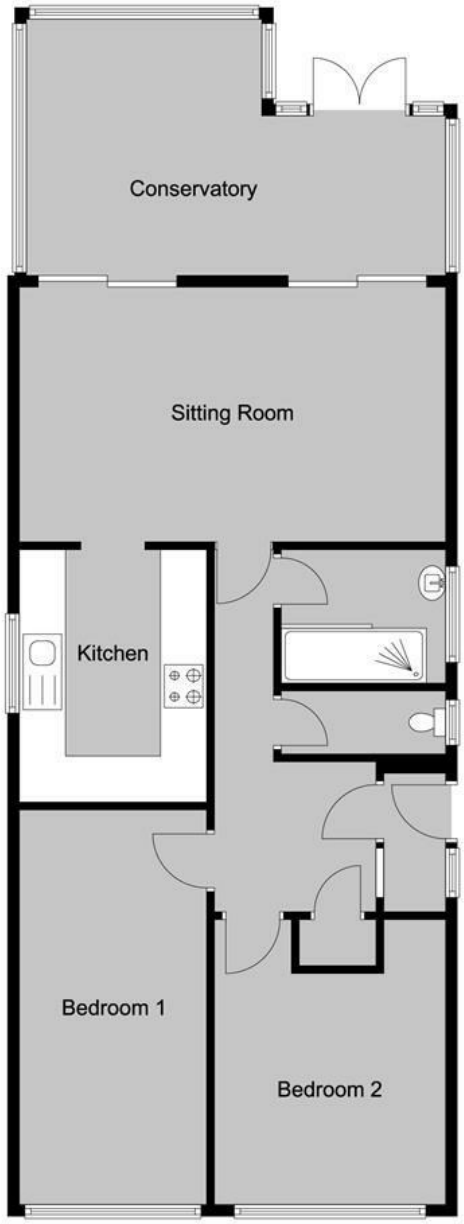







Sea Rd
Alpha Rd
Canterbury Rd
Birchington-on-Sea
Quex Adventure
Farm Park
Manston Rd
Brooksend
Acol
Google
Map data ©2026 Google

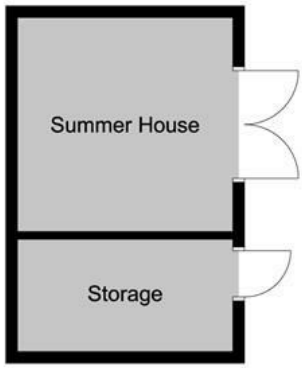
Main area: approx. 67.0 sq. metres (721.2 sq. feet)





Outbuilding

Main area: approx. 12.2 sq. metres (131.3 sq. feet)



Main area: Approx. 67.0 sq. metres (721.2 sq. feet)

Plus Outbuilding: Approx. 12.2 sq. metres (131.3 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2026/2027 is £2,209.12.

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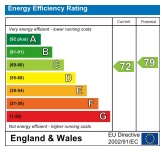

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