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

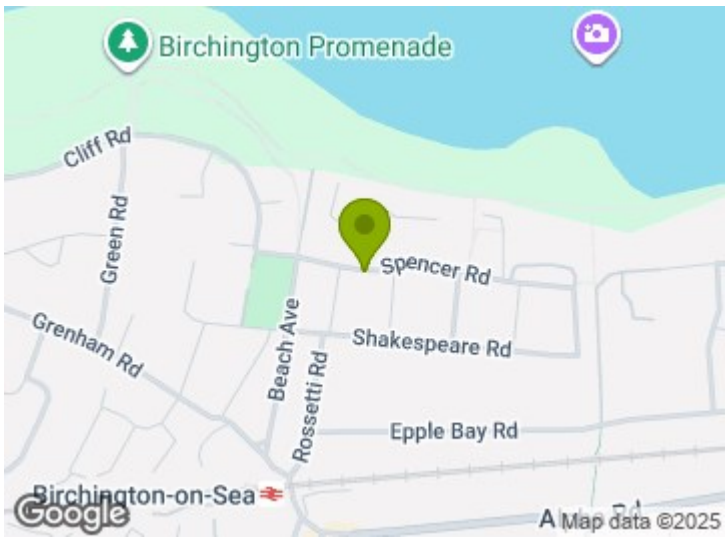
- Garden 32'1" x 25'5" (9.78m x 7.75m)

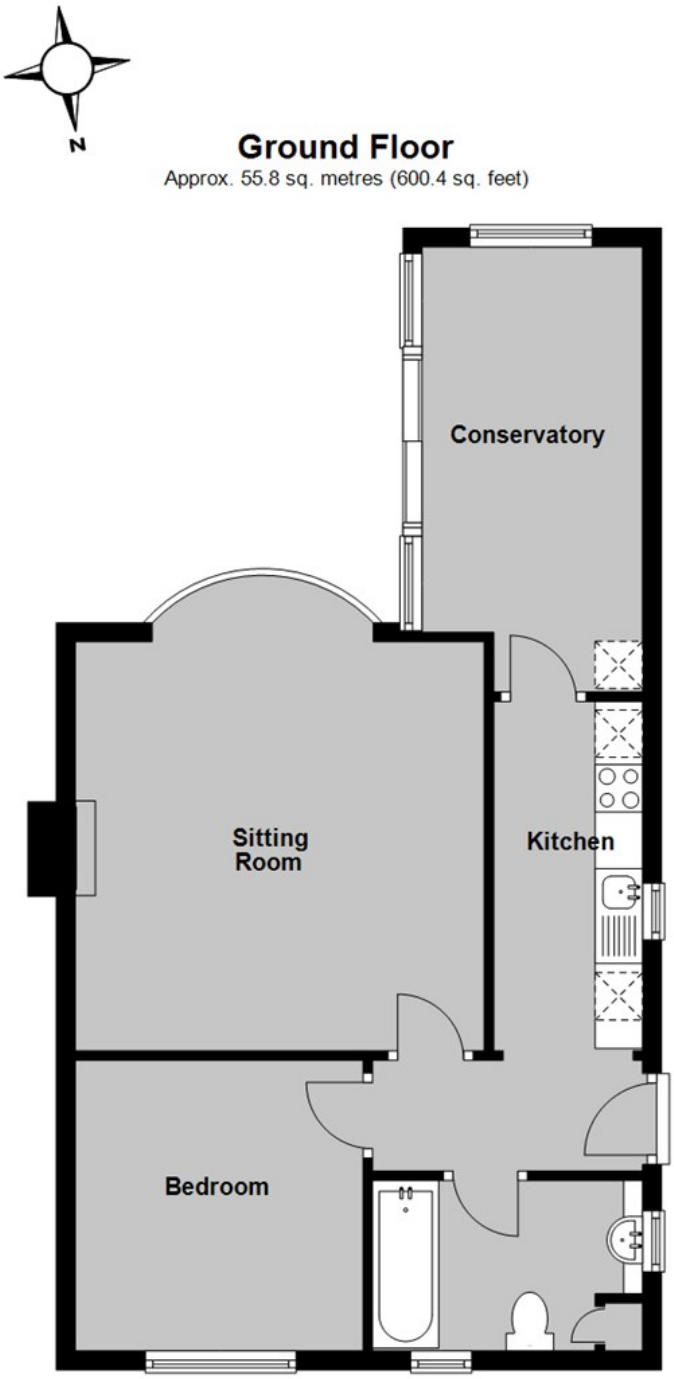






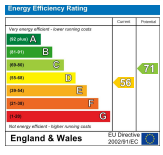



Birchington Promenade
Cliff Rd
Green Rd
Spencer Rd
Grenham Rd
Beach Ave
Rossetti Rd
Shakespeare Rd
Epple Bay Rd
Birchington-on-Sea
Google
Map data ©2025



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

Christopher Hodgson Estate Agents for itself and as for the vendor ot lessor (as appropriate) gives notice that: 1 These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. 2 Reasonableendeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. 3 All statements in these particulars are made without responsibility on the part of Christopher Hodgson state Agents or the vendor or lessor. 4 No statement in these particulars is to be relied upon as a statement or representation of fact. 5 Neither Christopher Hodgson Estate Agents nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. 6 Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. 7 Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. 8 No assumption should be made in respect of parts of the property not shown in photographs. 9 Any areas, measurements or distances are only approximate. 10 Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained. 11 Amounts quoted are exclusive ofVAT if applicable. 12 Whilst reasonable endeavours have been made to ensure the accuracy of any foor plan contained in these particulars, all measurements and areas 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. 13 Any mapping contained within these particulars is for illustrative purposes only and should be used as such by any prospective purchaser. No responsibility is taken for any error, ornission or mis-statement 14 Any computer generated images contained within these particulars are for illustrative purposes only and should be used as such by any prospective purchaser.



95-97 TANKERTON ROAD, WHITSTABLE CT5 2AJ | CHRISTOPHERHODGSON.CO.UK

naea propertymark PROTECTED
arla propertymark PROTECTED
The Property Ombudsman

Viewing: STRICTLY BY APPOINTMENT WITH AGENTS. T: 01227 266441 | INFO@CHRISTOPHERHODGSON.CO.UK