



TMS

ESTATE AGENTS



Grenham Road, Birchington, CT7 9JG

£2,000 Per Month



- AVAILABLE IMMEDIATELY
- CLOSE TO MINNIS BAY & GRENHAM BAY
- MAINLINE STATION WITH FAST LINKS TO LONDON
- LARGE SUNNY GARDEN
- SEPARATE LOUNGE
- 3 BEDROOM DETACHED HOUSE
- CLOSE TO BIRCHINGTON TOWN CENTRE
- GARAGE AND OFF STREET PARKING
- OPEN PLAN KITCHEN / FAMILY ROOM
- GROUND FLOOR CLOAKROOM



AVAILABLE IMMEDIATELY ~ 3 BEDROOM EXTENDED, DETACHED HOUSE ~ CLOSE TO MINNIS BAY ~ KITCHEN / DINER & 2 RECEPTION ROOMS

Grenham Road is perfectly located just a stones throw from Grenham Bay and a short walk to the sandy shores of Minnis Bay. Close by you will also find the bustle of Birchington High street with its independent restaurants, shops and amenities and the main line station with link direct to London.

The ground floor has been extended to the rear and enjoys an open-plan 28' living space with Carndean Flooring, the spacious room is flooded with natural light from large skylights and bi fold doors direct to the garden, it also offers direct access to the garage, a great space for storage. The fully fitted kitchen / diner flows on from the living space giving a fabulous open feel to the ground floor, there is an integrated fridge freezer, dishwasher, an eye level double oven and 5 ring electric hob. There is also a separate 21' lounge with flame effect fire and French Doors to the living area. There is a ground floor cloakroom with plumbing for the washing machine and a large understairs storage cupboard.

To the first floor are 3 double bedrooms, one with a fitted wardrobe and a family shower room.

Externally the well presented garden is laid to lawn with well established flower and shrub borders. There is a garage entrance and off street parking for several cars to the front.

Offered unfurnished this lovely property should be top of your viewing list

Available immediately, the property benefits from double glazing and gas central heating.

Council Tax Band E / EPC rating C

The Deposit Is 5 Weeks Rent = £2307.65 / Holding Deposit = £461.53

For broadband speeds and phone coverage, please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £60,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY.

Call TMS Estate Agents now to book your viewing.



ENTRANCE HALL

LOUNGE

21'3" x 10'5" (6.5 x 3.2)

KITCHEN / DINING ROOM

18'8" x 13'5" (5.7 x 4.1)

FAMILY ROOM

27'10" x 11'1" (8.5 x 3.4)

WC

FIRST FLOOR

BEDROOM

14'5" x 10'5" (4.4 x 3.2)

BEDROOM

12'9" x 9'2" (3.9 x 2.8)



BEDROOM

11'9" x 9'2" (3.6 x 2.8)

SHOWER ROOM

6'10" x 5'10" (2.1 x 1.8)

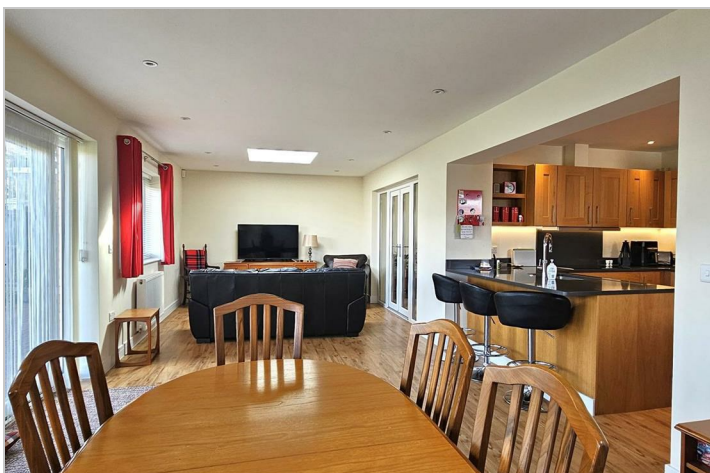
EXTERNAL

GARAGE & OFF STREET PARKING

REAR GARDEN

AGENTS NOTE

Please note that some of the marketing photographs have been enhanced using AI-assisted editing to improve image quality and presentation, while remaining a fair representation of the property.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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