



Spencer Road, Birchington





Sea Tower  
Spencer Road  
Birchington  
CT7 9EY



**Description**

Ground Floor

- Reception Hall
- Hall
- Lounge  
22'5 x 21'6  
(6.83m x 6.55m)  
With doors to  
terrace
- Dining Room  
21'3 x 19'2  
(6.48m x 5.84m)

- Bedroom  
14'10 x 11'11  
(4.52m x 3.63m)
- Bedroom  
11'9 x 9'5  
(3.58m x 2.87m)

First Floor

- Bathroom
- Reception  
Room/Bedroom  
10'10 x 10'8  
(3.30m x 3.25m)

Second Floor

- Reception  
Room/Bedroom  
11'2 x 11'1  
(3.40m x 3.38m)

Basement Level

- Cellar

External

- Front  
Garden/Driveway
- Verandah
- Rear Garden  
Laid to lawn
- En-suite  
Bathroom
- WC
- Bedroom  
14'10 x 11'7  
(4.52m x 3.53m)

## Property

'Sea Tower' in Birchington is a property steeped in history, part of the 'Tower Bungalow Estate' it was designed by the well-known London Architect John Pollard Seddon who bought the land in the great railway boom of the 1860's, his drawings can now be found in the Victoria and Albert Museum in London. In 1882, a young sculptor George Frampton later (Sir) did the sculpture of the armoured soldier on the tower, he later went on to make his reputation doing the statues of Peter Pan and Nurse Edith Cavell in London. As soon as you step into this Grade II listed unique property you are greeted with so much charm and character, from the stain glass windows to the fireplaces, wooden flooring and the mosaic flooring in the hallway. Comprising to the ground floor are three reception rooms, the two front reception rooms boast attractive fireplaces and spectacular uninterrupted views out to sea. There is also a kitchen/breakfast room with access to the cellar, a utility area and a further four bedrooms one with en-suite facilities and a family bathroom. To the first floor up the tower you have one bedroom with raised sea views then at the top of the tower is a further room offering unrivalled views.

Externally the property has off street parking to the front and side access to the rear garden laid to lawn and reaching to the end of the cliffs. Sea Tower offers the chance for someone to invest in a piece of history, refurbishment is required throughout but the potential is phenomenal. Birchington town centre is a short walk away where you will find a good variety of shops, bars and restaurants as well as a mainline railway station providing regular services to London. The Cathedral City of Canterbury is approximately 14 miles away and there are good road links to London via the A299 Thanet Way and the M2 motorway.



## Our Time Here

My parents fell in love with Sea Tower's unique character and cliff top position. As a result, this house has been our family home for over 40 years and was a really great place to grow up, overlooking the sea, with the beach just a couple of minutes' walk away. The sea views are just spectacular, with a completely uninterrupted horizon.

This really is a very special property with many distinctive features including a wonderfully unusual layout, which provided endless hours of fun playing hide and seek as children. There are so many features that it would be almost impossible to pick a favourite. It could be the mosaic tiles in the hall, or perhaps the quirky shapes of the rooms? Maybe the fact that the enchanting layout means you can retain complete privacy from your family? Or perhaps the striking tower, where we spent many hours hiding out as teenagers? The latter is the most amazing place to watch a storm striking the beach when the tide is out, sitting in the warm with this eerie, yet exhilarating spectacle in front of you.

The location here is ideal, just 3-4 minute walk from the beach at Coleman Stairs, and about a ten minute walk down to the town. The train station with its high-speed rail link makes the position very commutable for anyone working in London.

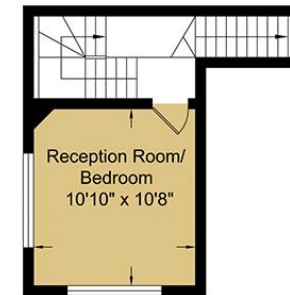
Having been our family home for over 4 decades, it is with great sadness that we say goodbye. We know that whoever purchases this property will love it as much as we have, and truly embrace the unique character of Sea Tower; you won't find anything like it anywhere else in the country.



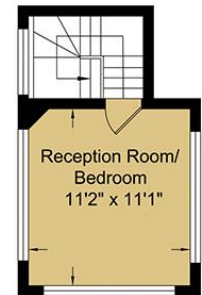


TOTAL APPROX FLOOR AREA 2828.21 SQ. FT. (AREA 262.75 SQ. M)  
 Measurements are approximate. Not to scale. Illustrative purposes only.

Ground Floor  
 Approximate Floor Area  
 2474.94 sq. ft.  
 (229.93 sq. m)



First Floor  
 Approximate Floor Area  
 194.07 sq. ft.  
 (18.03 sq. m)



Second Floor  
 Approximate Floor Area  
 159.19 sq. ft.  
 (14.79 sq. m)



14 Lower Chantry Lane, Canterbury, Kent CT1 1UF  
**Tel: 01227 200600**  
 Email: [exclusive@milesandbarr.co.uk](mailto:exclusive@milesandbarr.co.uk)

**Important Notice:**  
 In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.