



Epple Road
Birchington
Kent
CT7 9AT

Price: £500,000

.....
3 Bedrooms

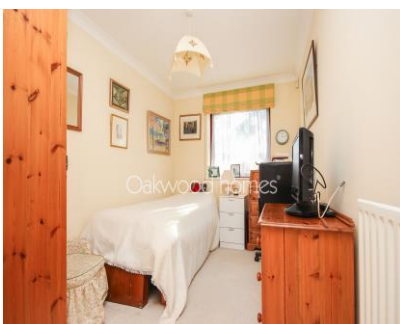
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2 Receptions

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3 Bathrooms

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Double Garage

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EPC D

Tenure FREEHOLD
Council Tax



The Property

Tucked away just yards from the cliff top at Epple Bay this wonderfully individual detached chalet bungalow is a rare gem. Individually designed approximately 25 years ago this bungalow is surprising from the moment you set foot inside. Spacious accommodation comprises a good sized entrance hall, lounge open plan to a well defined and separate dining room, kitchen, utility room and two bedrooms to the ground floor, the master with en-suite facilities. There is a further guest double bedroom with en-suite shower room to the first floor. Pretty wrap around gardens and a double garage with remote control electric door complete the package.

Location

The village of Birchington is located on the North Kent coast and comprises of four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant.

Accommodation

GROUND FLOOR

Entrance Porch:	6'00" (1.83m) x 5'05" (1.65m)
Entrance Hall:	19'07" (5.97m) x 7'05" (2.26m)
Lounge:	16'04" (4.98m) x 14'07" (4.45m)
Dining room:	12'04" (3.76m) x 12'01" (3.68m)
Kitchen:	13'07" (4.14m) x 9'10" (3.00m)
Utility room:	9'00" (2.74m) x 6'09" (2.06m)
Bedroom 1:	14'00" (4.27m) x 11'00" (3.35m)
Ensuite bathroom:	7'05" (2.26m) x 7'05" (2.26m)
Bedroom 2:	11'04" (3.45m) x 7'09" (2.36m)
Guest w.c.	

FIRST FLOOR

Bedroom 3:	12'04" (3.76m) x 12'00" (3.66m)
En-suite shower room:	8'00" (2.44m) x 4'09" (1.45m)

OUTSIDE

Approached via a private gravel drive the property has pretty, mature planted gardens to three sides with ample off street parking to front and vehicular access to:

Double Garage:	17'10" (5.44m) x 16'08" (5.08m) with electric up and over door.
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Property brochure

Key Features

- Individual design
- 2 receptions
- 3 bedrooms
- 2 en- suites
- Double garage
- Fabulous location

Floor Area: 1431 Sq Ft

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0015436/20171204/SEDR

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