



21 Ocean Close, Birchington  
£550,000



## 21 Ocean Close

Birchington, Birchington

SPACIOUS THREE BEDROOM DETACHED FAMILY HOME JUST YARDS FROM THE SEAFRONT!

Located within a few hundred yards of the secluded and sandy Epple Bay, Ocean Close is a quiet cul-de-sac offering good access to Birchington's main high street, train station and beautiful clifftop walks. The property itself sits upon a good sized plot with pleasant front and rear gardens and offers sea views from the first floor rear facing windows. Internally you are greeted by an entrance hall with stairs leading up to the first floor and doors leading into a spacious lounge diner with open plan conservatory overlooking the garden, a modern fitted kitchen with separate utility room, a downstairs shower room and WC and the third bedroom. Upstairs you will find two further double bedrooms and a family bathroom.

Externally there is a well looked after and established rear garden with access into a single garage with further off street parking to the front for numerous cars.

In our opinion this property could suit a whole host of different buyers, from those looking to relocate closer to the sea to any growing family looking for peace and quiet. An early internal viewing really shouldn't be missed to fully appreciate all that this deceptive home has to offer!

### Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your





## Ground Floor

### Hallway

### Bedroom Three

11' 8" x 8' 6" (3.55m x 2.6m)

### Lounge

16' 2" x 12' 3" (4.94m x 3.73m)

### Dining Room

11' 1" x 10' 6" (3.39m x 3.2m)

### Kitchen

14' 9" x 10' 6" (4.49m x 3.2m)

### Sun Room

8' 8" x 8' 5" (2.65m x 2.57m)

### Utility Room

10' 8" x 4' 2" (3.26m x 1.27m)

### Shower Room

## First Floor

### Landing

### Bedroom One

11' 1" x 9' 11" (3.39m x 3.02m)

### Bedroom Two

12' 9" x 9' 2" (3.88m x 2.8m)

### Bathroom





## Miles & Barr Exclusive Homes

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)