

**Price** 

£99,995

Leasehold





Hawthorne, Shottendane Road, **Birchington** 

Located within the highly desirable 'Birchington' Vale' Park this nearly new two Bedroom home is vacant, has a parking space and is presented in excellent condition throughout. The accommodation comprises; entry from the newly installed side veranda by way of a door opening into the openplan Lounge/Kitchen area. The Lounge has further doors opening to a second outside area located at the front of the home. The Kitchen area is very well designed and contains all the fitted appliances you could need, including gas double oven/hob, stacked fridge freezer, washer dryer and dishwasher.

To the rear you will find the primary Bedroom having many fitted cupboards and a door to the amazing en-suite having not just a full size bath but a tandem shower and his'n'hers basins. The second Bedroom, to the side, also has fitted cupboards and comfortably houses two single beds. Finally, there is a Shower room with cubicle, low level WC and a vanity wash hand basin. As we hold keys viewing can be easily arranged by appointment.

This Park benefits from a swimming pool for residents, shop and many other social activities such as an on site golf course.











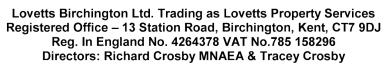


















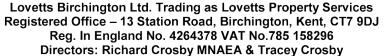
- Nearly New Park Home
- Fully Furnished
- Parking Adjacent To Home
- Newly Installed Side Veranda
- Vacant Posession
- Excellent Condition
- Highly Sought After











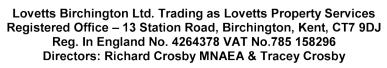








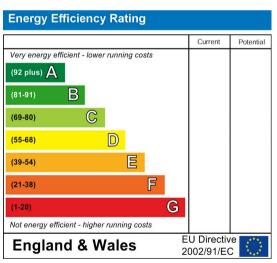












Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	:	
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) <b>F</b>		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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