



**PCM**

**£1,350**

3 x 

1 x 

1 x 

**Brambletye,  
Birchington, CT7**

Located in the sought-after Woodchurch area of Birchington, this well-presented three-bedroom semi-detached house offers spacious and versatile living accommodation, ideal for families or those looking for extra space.

The property comprises three generously sized double bedrooms, a modern family bathroom and a convenient ground floor WC. To the front is a bright and welcoming living room, while the rear of the property benefits from a separate dining room with the kitchen, fitted with wall and base units, induction hob with extraction hood. Externally, the home enjoys a large rear garden, perfect for outdoor entertaining, family activities. The front garden entrance offers space for off-street parking.

Among its draws are Minnis Bay, a Blue Flag sandy beach backing onto a promenade, with local amenities such as shops, children's playground, cafés, and options for sailing or wind-sports. Nature lovers and outdoor enthusiasts are well served, there are scenic coastal walks and cycle routes along the seafront parks and open green spaces, as well as facilities for golf and tennis.

The village centre of Birchington-on-Sea offers a good mix of independent boutiques, supermarkets, hair and beauty salons, veterinary services, and medical care. For larger shopping trips, Westwood Cross is just a short drive away.

Conveniently located within easy reach of Birchington train station (2.6 Miles), the property offers direct rail services to London in approximately 1 hour and 40 minutes, ideal for commuters or those who enjoy regular visits to the City.

Please note that this property is supplied by LPG (bottled/liquefied petroleum gas) for heating and cooking and is served by a private cesspool for waste water. Prospective tenants should satisfy themselves regarding the suitability and ongoing maintenance requirements of these services before entering into any tenancy agreement.








- EPC Rating - E
- Semi-Detached House
- Off-Street Parking
- Available Now
- Recently Refurbished
- Garden to rear
- LPG Gas
- Close to Local Amenities
- Viewing Highly Recommended







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

