



232 Canterbury Road, Birchington  
£195,000

# 232 Canterbury Road

Birchington,

TWO BEDROOM COTTAGE IN BIRCHINGTON ON SEA!

Miles & Barr are delighted to present to the market this wonderful cottage situated only a short walk from Birchington town. The property boasts a quaint charm to it and is set over three floors. Upon entering the property you are greeted with a hallway allowing access to the lounge and kitchen that has a utility area and W/C to the rear. Upstairs you will find two double bedrooms and a family bathroom. To the rear externally you will find an easy to maintain garden which is laid to lawn.

The property lends itself to be a great first time buy, investment or even a holiday home. You are a short walk to Birchington town which has a number of amenities including shops, pubs, restaurants, cafe's and Birchington train station with direct links to London.

Call Miles & Barr today to arrange your accompanied viewing.

- Two Bedroom Cottage
- Short Walk to Birchington High Street
- Perfect For First Time Buy, Investment or Holiday Home.
- Utility Area Included with Kitchen
- Easy to Maintain Garden
- Grade II listed building





### Entrance Hall

Leading to

### Lounge

14' 2" x 9' 10" (4.32m x 3.00m)

### Kitchen

8' 1" x 14' 5" (2.46m x 4.39m)

### w/c

With Toilet and Wash Hand Basin

### First Floor

Leading to

### Bedroom

10' 4" x 14' 4" (3.15m x 4.37m)

### Bedroom

8' 2" x 8' 6" (2.49m x 2.59m)

### Bathroom

6' 1" x 6' 2" (1.85m x 1.88m)

With Toilet, Wash Hand Basin and Bath





FLOOR 2



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 348 sq. ft, FLOOR 2: 305 sq. ft  
TOTAL: 653 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Miles & Barr

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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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the 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)