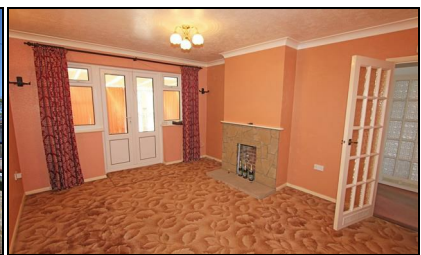




**THE
PROBATE
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Kent Gardens, Birchington-on-Sea

A 1950's bungalow with a LARGE CONSERVATORY, GOOD-SIZED GARDEN, and GARAGE. Just a SHORT WALK FROM THE STATION and village centre. NO CHAIN.

Offers In Excess Of £350,000

01992 87 85 80

Overall Description

This is a 1950's semi-detached bungalow in a pleasant residential location close to the centre of the popular coastal village of Birchington-on-Sea. The property has an entrance porch, hallway, two double bedrooms, bathroom with bath and shower cubicle, sitting room, kitchen and large conservatory to the rear overlooking the garden. The property has gas central-heating (with new Worcester Bosch boiler) and double-glazed windows but would benefit from some internal re-decoration. Outside, there is a private driveway, garage and good-sized front and back gardens which have been largely paved, interspersed with flowerbeds, for easy maintenance. We are selling this bungalow with no onward chain.

Location

Birchington-on-Sea is a village on the north coast of Kent, situated between Margate and Herne Bay, and popular both for holiday makers and also for Londoners seeking to live in a more peaceful coastal location that is also withing easy commuting distance from the City. The property is a short walk from the centre of the village with its shops, pubs, restaurants and other amenities. It is a similar short distance for the railway station, on the Chatham Main Line, with its trains along the coast from Ramsgate to London Victoria. Minnis Bay is within walking distance, a popular family beach with attractions such as sailing, windsurfing, cafes, beach huts, public houses, restaurants, a children's playground, a paddling pool and coastal walking/cycling routes (it has also gained a European Blue Flag Award for its cleanliness and safety). The village has three other smaller beaches, which are surrounded by chalk cliffs and cliff stacks. There are excellent sporting and leisure activities in the local area including sailing, water sports, angling, football and golf (the Westgate and Birchington Golf Club is on the cliff tops just along the coast).

Accommodation

From the driveway the part-glazed front door leads into the:

Front Porch 3'6 x 2'9 (1.07m x 0.84m)

Cupboard housing stop-cock. Door to:

Entrance Hall 13'4 x 8'1 (4.06m x 2.46m)

Cloaks cupboard with clothes rail and shelving. Telephone point. Loft hatch (Loft is part-boarded with a ladder and light). Radiator.

Sitting Room 14'11 x 11'10 (4.55m x 3.61m)

Two windows and French doors into the conservatory. Fireplace with stone surround and hearth. TV aerial point. Radiator.

Conservatory 17'7 x 8'1 (5.36m x 2.46m)

Upvc construction on a brick base. French doors to garden TV aerial point. Telephone point. Radiator.

Kitchen 10'10 x 10'1 (3.30m x 3.07m)

Window to side. Kitchen units with one and a half bowl sink unit. Eye-level electric oven and grill. Gas hob with extractor above. Fridge/freezer. Space and plumbing for washing machine.

Bedroom One 14'5 x 11'9 (4.39m x 3.58m)

Window to front. Fitted wardrobe units and cupboards along one wall. Radiator.

Bedroom Two 11' x 10'9 into bay (3.35m x 3.28m into bay)

Bay window to front. Wardrobe unit. Radiator.

Bathroom 8'5 x 5'5 (2.57m x 1.65m)

Two frosted windows to side. Panel bath. Shower cubicle with tiled surround. Low-level WC. Wash-hand basin. Tiled walls. Radiator.

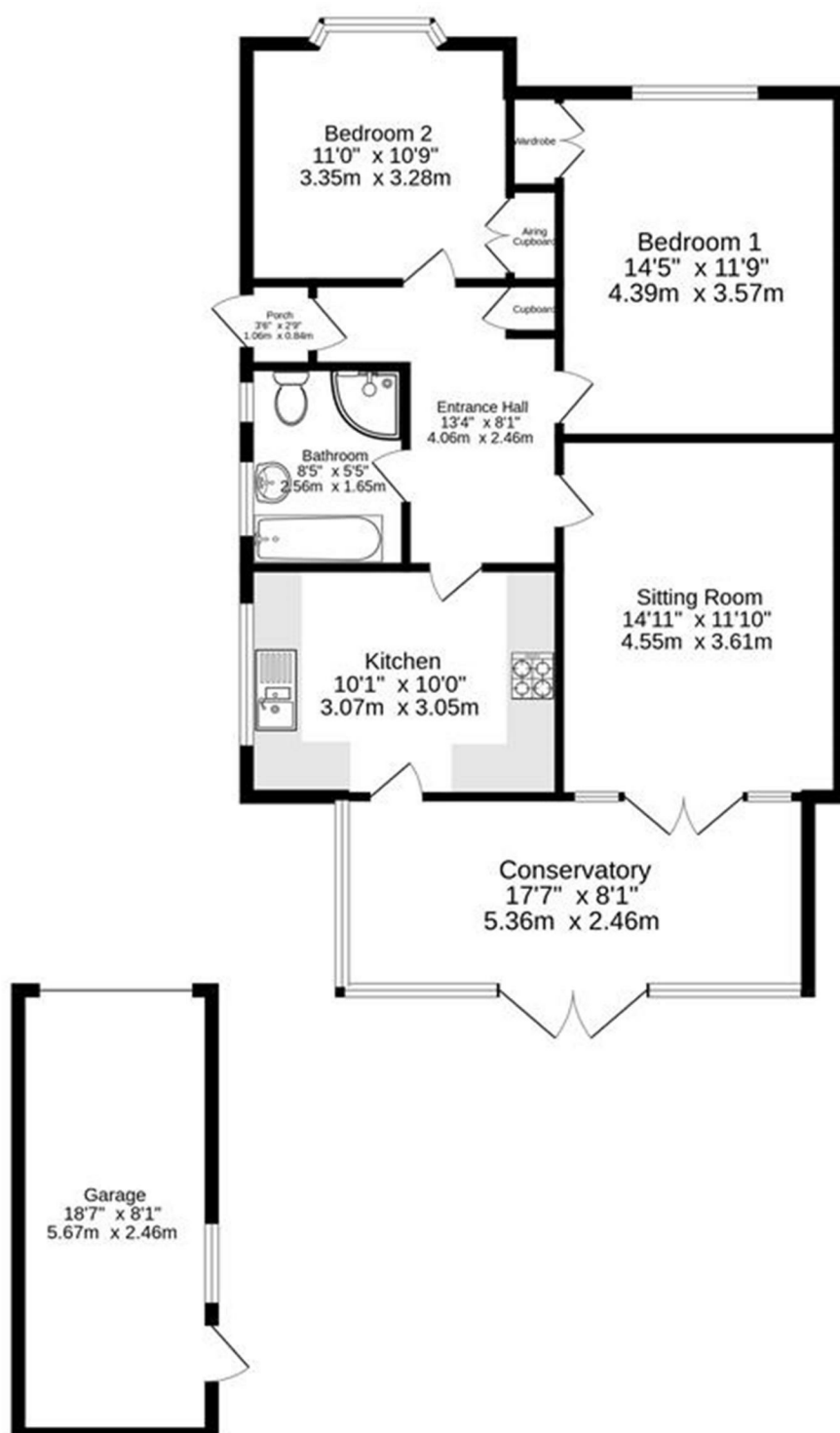
Outside

The property has a private driveway next to the front garden and leading up to the GARAGE: 18'7 x 8'1 with garage door to front, electric light/power, window and door to the side. There is a gate through to the large back garden which is mostly paved for low maintenance with raised flowerbed and fencing for privacy. GREENHOUSE. GARDEN SHED. GARDEN STORE.

Services and Other Information

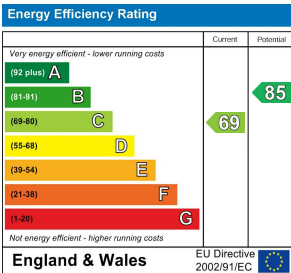
Mains water, drainage, gas and electricity. Gas central-heating (new Worcester Bosch boiler). Double-glazed windows. TV aerial. Telephone connected. Council Tax Band: C.

Ground Floor
 1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.