





THE BEACH HOUSE EPPLE BAY AVENUE, BIRCHINGTON, CT7 9HT

£1,000,000

- Spectacular sea views from every angle of the property, including the white cliffs of Epple Bay and panoramic vistas from the first-floor Juliette balconies.
- Light-filled double-height entrance and landing set the tone for the luxurious interior, with open-plan kitchen-dining-snug area designed to capture mesmerising sea vistas.
- Working fireplace in the living area with electric log burner style heater in the dining and snug area perfect to stay cosy in colder winter nights.
- Ground floor bedroom, potentially a study, and cloakroom provide convenient living options.
- 'The den' nestled within the rear boundary wall offers a tranquil sanctuary with stunning sea views, perfect for creative pursuits or relaxation
 - Situated in the peaceful area of Epple Bay, Birchington, offering a serene environment away from the hustle and bustle.
 - Epple Bay features a small sandy beach with a chalk reef, providing a quieter alternative to other beaches in the area.
 - Nearby Minnis Bay, just 1.6 miles away, offers a picturesque blue flag sandy beach with colorful beach huts, perfect for leisurely strolls.
- Convenient access to Margate Main sands, just 3.9 miles away, reachable by a 20-minute cycle ride through neighbouring Westgate Bay.
 - Birchington station provides easy access to London St Pancras in 1 hour 32 minutes or London Victoria in 1 hour 37 minutes, making it ideal for commuters or weekend trips to the city.









ABOUT THIS HOME

If sea views and no work to do are your thing then this home needs to be on your viewing list.

As you approach you can see the white cliffs of Epple Bay to the side and sea behind the home and you realise this is a very special home. As you enter, you are greeted by a double-height entrance and landing, setting the tone for the grandeur within. The heart of the home lies in the open-plan kitchen-dining-snug area, perfectly positioned to capture the mesmerising sea vistas. A separate living area to the front, seamlessly connected to the kitchen-dining-snug at the rear, invites relaxation with a working fireplace in addition to the log burner style electric heater in the snug ideal for enjoying stormy nights while staying warm indoors. There is also a ground floor bedroom which could make a great study and the convenience of a cloakroom.

The panoramic sea views get even more impressive on the first floor from the Juliette balconies in the main and second bedrooms, while the main bedroom's ensuite offers a spa-like experience with a walk-in shower, slipper bath, and twin basins. Enjoy a cool morning shower in the main shower room while gazing out at the sun rising over the sea all the while enjoying total privacy as nobody overlooks this property from the rear.

But the true gem lies in the rear boundary wall where 'the den' awaits, boasting stunning sea views. This space is a sanctuary for creative minds and relaxation enthusiasts alike.

Step outside onto extensive composite decking areas, where you can soak in the scenery, with the far deck offering jaw-dropping views over Epple Bay. There is a gym, garage and additional workshop in addition to a driveway to the front.

This property is not just a home; it's a lifestyle choice, offering unparalleled luxury and tranquility by the sea whether as a main residence or holiday home.



A modern bedroom with a large window overlooking the sea. The room features a bed with a patterned duvet and a blue blanket, a bedside table with a lamp, and a framed picture on the wall. The window provides a view of the ocean and a green lawn.

OWNERS COMMENTS

We were drawn to this property in 2020 by its idyllic location, captivating views, seclusion, and ample space. At the time the property needed considerable updating as it had been built by the previous owners in the 1960s. We have invested a lot of time and money into an extensive remodel and modernisation inside and out, transforming it into the contemporary home you see today. The property is now ready for its next chapter, with new owners able to unpack their bags and start enjoying their new life here from day one. Birchington is a delightful place and offers a charming community with a mainline train station to London, independent local shops, dining options, schools, and recreational facilities, making it a wonderful place to live. We will certainly miss the views but are off on a new adventure to the south coast.





Approx. Gross Internal Floor Area 1929 sq. ft / 179.39 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

ABOUT THE AREA

The property is found in the peaceful area of Epple Bay, Birchington. The Bay itself is a small sandy one with chalk reef and far quieter than many others in the area. Nearby Minnis Bay (1.6 miles) boasts a long stretch of blue flag sandy beach with a backdrop of colourful beach huts making this a picture-postcard destination. In addition you can cycle to Margate Main sands in around 20 minutes (3.9 miles) past neighbouring Westgate Bay so you have the best of both worlds here with tranquility but access to the hustle and bustle if and when you fancy it. There are a number of local amenities within walking distance and the main village centre of Birchington-on-sea is around 15 minutes (0.7 miles) away by foot, where you will find a wide range of shops, pubs, wine bars, restaurants, supermarkets and the like. Birchington station which has journey times into London St Pancras in 1 hour 32 minutes or London-Victoria, in 1 hour 37 minutes.

Within around a 5 minutes' drive there is a C of E primary school, Catholic secondary school and King Ethelbert secondary school all of which were rated good by Ofsted at last inspection, with other sought after independent schools nearby such as The Kings School in Canterbury which is around half an hour away by car. You could spend your leisure time walking the Thanet coastal path which is the longest continuous stretch chalk coastline in the country and boasts numerous blue flag beaches and a wealth of coastal and marine wildlife or enjoying sailing from the Minnis Bay sailing club, horse riding on Minnis bay beach or a round of 18 holes on the cliff top course at Westgate & Birchington Golf club which is around 4 minutes (1.3 miles) away by car and visible from the end of the garden!





ABOUT US

Rafferty & Pickard sell extraordinary homes throughout the South East.

Using the latest technology, all properties are showcased with cinematic videos and captivating photos.

Co-founders John-Paul Rafferty and Paul Pickard personally handle all aspects of your home moving journey to ensure an unparalleled client experience.

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