



GUILDCREST ESTATES



Flat 11 8 Beach Avenue, Birchington CT7 9JS



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8 Beach Avenue, Birchington
CT7 9JS

£325,000

Situated in the coastal village of Birchington, 8 Beach Avenue presents a nearly new, purpose-built flat that is perfect for those seeking a modern lifestyle by the sea. Built in 2021, this stunning two-bedroom apartment boasts a contemporary design and offers a delightful living experience.

Upon entering, you are welcomed into an open plan lounge, dining, and kitchen area that is both spacious and inviting. This layout is ideal for entertaining guests or enjoying quiet evenings at home. The large windows allow natural light to flood the space, creating a warm and airy atmosphere.

The property features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom is designed with modern fixtures, ensuring comfort and convenience.

One of the standout features of this apartment is the lovely balcony, where you can enjoy breath-taking distant sea views and the fresh coastal breeze. It is the perfect spot for morning coffee or evening relaxation. Additionally, the flat benefits from a lift service, making access easy for all residents.

Conveniently located, this property is just a short stroll from local shops, the train station,





and the beautiful seafront, allowing you to enjoy the best of Birchington's amenities. For those with vehicles, allocated parking is also included, adding to the convenience of this exceptional home.

In summary, 8 Beach Avenue is a remarkable opportunity for anyone looking to embrace a modern coastal lifestyle in a vibrant community. With its stylish design, prime location, and stunning views, this apartment is not to be missed.

Council Tax Band C

Service Charge is £2600 PA

Leasehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband





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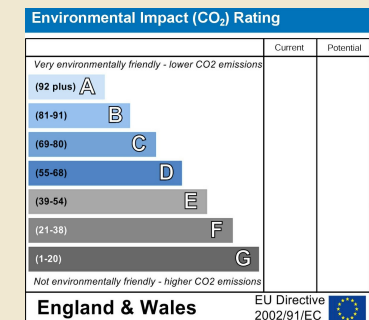
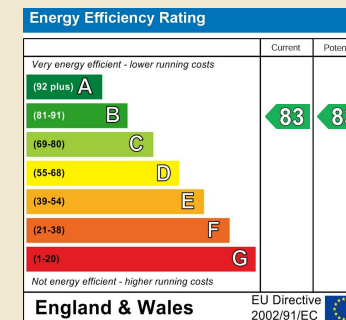
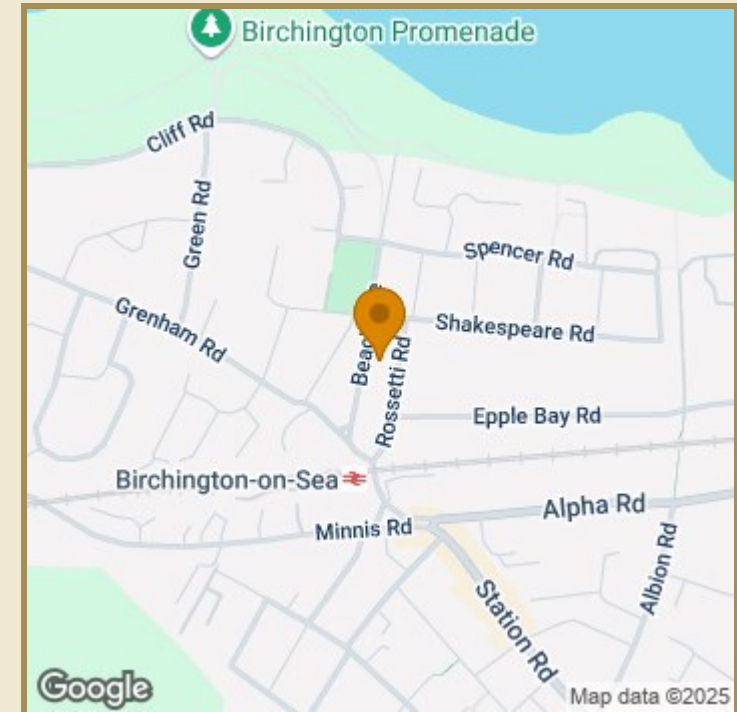
Key Features

- 2 double bedrooms
- Balcony
- Distant Sea views
- Lift service
- Stunning apartment
- Allocated parking
- Close to village, train station and sea front
- Council Tax band C
- EPC B

Important Information

Leasehold
Flat - Purpose Built
792.00 sq ft
Council Tax Band C
EPC Rating B

£325,000



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