



GUILDCREST ESTATES



38 Reculver Avenue, Birchington CT7 9NU



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Reculver Avenue, Birchington
CT7 9NU

Guide price £450,000

Guide Price: £450,000 - £475,000

Welcome to this beautifully presented detached bungalow, perfectly situated on the ever-popular Reculver Avenue in Birchington. Offering approximately 850 square feet of thoughtfully laid-out accommodation, this lovely home is ideal for downsizers, small families, or anyone seeking a peaceful, coastal retreat with easy access to local amenities.

It has a bright and airy living room that enjoys plenty of natural light throughout the day, ideal for relaxing, reading, or entertaining friends and family. The modern fitted kitchen has been designed for both practicality and style, featuring contemporary units, an integrated fridge, and space for additional appliances.

The two well-proportioned bedrooms offer flexibility, whether you need guest accommodation, a home office, or a peaceful retreat to unwind.

The home benefits from full double glazing and efficient insulation, helping to maintain warmth while keeping energy costs down.

To the rear, you'll discover a low-maintenance garden complete with a solid wooden gazebo, providing an attractive and sheltered space for outdoor dining, morning coffees, or simply





enjoying the fresh air. The detached garage fitted with lighting and electrics offers fantastic potential as a workshop, hobby space, or secure storage solution.

Situated in a quiet, well-regarded neighbourhood, this home is just a short stroll from local shops, caf  s, and essential services, as well as bus routes and train links for commuters. Best of all, you're within easy reach of Birchington's picturesque coastline perfect for scenic walks, cycling, or enjoying the seaside charm this part of Kent is so well loved for.





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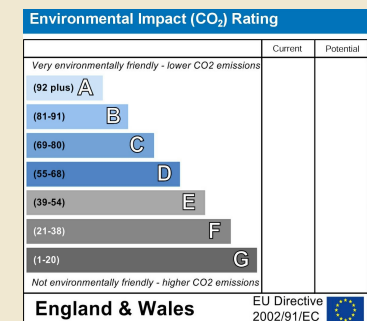
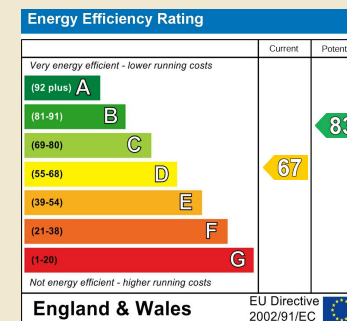
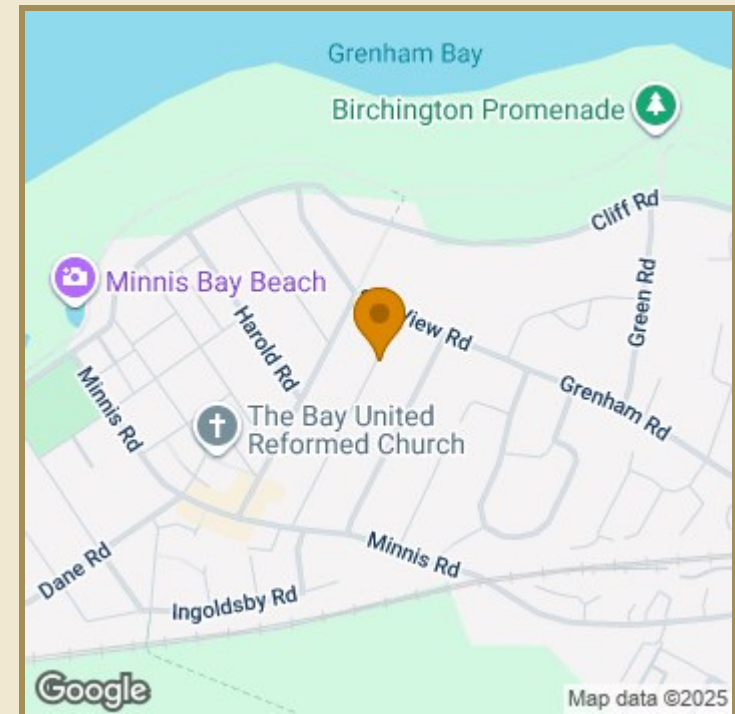
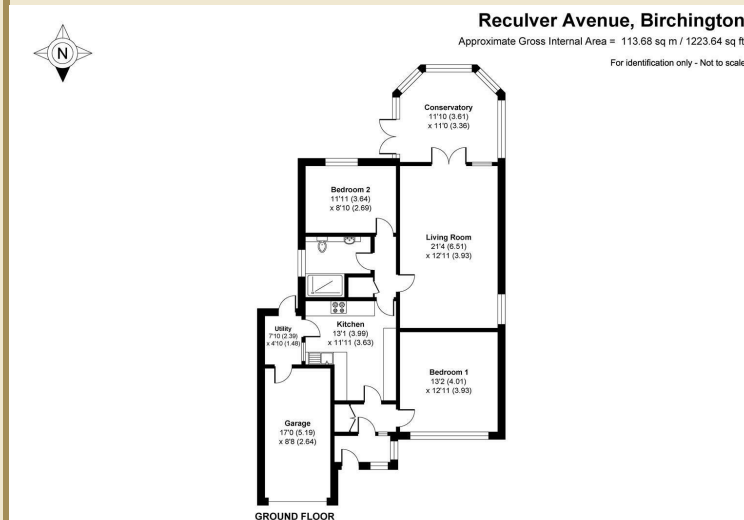
Key Features

- 2 double bedroom link detached bungalow
- Spacious lounge with conservatory
- Full fibre optic broadband
- Garage and off-road parking
- Short walk to sea front
- 0.5 miles from Birchington Railway Station

Important Information

Freehold
Bungalow - Detached
850.00 sq ft
Council Tax Band D
EPC Rating D

£450,000



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