

## Property brochure



STATION ROAD  
BIRCHINGTON  
KENT  
CT7 9DJ

Price: Start Bid: £180,000

3 Bedrooms

1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD  
Council Tax A



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



01843 842233



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## The Property

FOR SALE BY MODERN METHOD OF AUCTION - GUIDE PRICE £180,000 - CHAIN FREE! Feast your eyes on this three bedroom Tardis of a maisonette, with a private garden, set in the heart of Birchington close to amenities and train station. This is a fantastic opportunity to acquire your first home, scale up OR downsize, as this property ticks so many boxes. Ideal for a range of buyers, the maisonette is accessed via a private entrance, and stairs lead to the first floor with large hallway offering a useable space, for example a desk area, or to simply store pushchairs and coats etc.. From here you have access to the family bathroom and spacious open plan kitchen/diner. There is a lounge to the front to watch the world go by, plus two bedrooms. Stairs lead to the top floor with a large double bedroom in excess of 18' (5.49m). The garden is accessed via the back door off the kitchen. An external staircase leads to a great sized gated garden, laid to lawn and patio, ideal for those with a preference for their own private garden space. This has to be seen to be believed! Call Oakwood homes today to book your viewing.

## Location

The village of Birchington is located on the North Kent coast and comprises four main bays from Minnis Bay in the west through to Epple Bay at the eastern most end. Whilst it is classified as a village in reality, in terms of amenities, Birchington is much more a town. A vibrant bustling high street comprising small independent retailers alongside high street supermarkets, a library, restaurants and pubs means that everything is available on hand. A mainline railway station provides train services to London in approximately 90 minutes whilst the cathedral city of Canterbury is just 10 miles to the West and the main A299 trunk road is only 2 miles distant. The Isle of Thanet has long been a holiday destination and as such there are a wide variety of recreational facilities; whether your interest is water sports, golf, walking or historic places of interest, they all lie within easy reach

## Accommodation

Entrance hall

Stairs to first floor

FIRST FLOOR

Study Space 11'8" (3.56m) x 5'8" (1.73m)

Kitchen/diner 19' (5.79m) x 11'8" (3.56m)

Bathroom 8'7" (2.62m) x 8' (2.44m)

Lounge 13' (3.96m) x 13' (3.96m)

Bedroom 2 11' (3.35m) x 13'5" (4.09m)

Bedroom 3 9'4" (2.84m) x 6' (1.83m)

SECOND FLOOR

Main bedroom/bedroom 1 18'3" (5.56m) x 15' (4.57m)

Rear Garden - accessed via an external staircase off back door from the dining room. The garden has a back gate.

Lease details:

Length - 157 years from 02-08-23

Peppercorn ground rent

Maintenance as required to structure of building split 50/50 with freeholder

It is unknown whether there is any broadband facility at the property

Freeholder has right of access over garden to get to the patio



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#### Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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Oakwood homes®  
putting people first



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### Key Features

- Chain free
- 3 bedroom large maisonette
- Rear private garden
- Large kitchen/diner in excess of 18' (5.49m)
- Central location close to amenities and train station
- Approximately 1,151 square feet

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023795/20240729/JLDP



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