

## Property brochure



COURT MOUNT  
BIRCHINGTON  
KENT  
CT7 0BT

Price: £200,000

2 Bedrooms

1 Reception

2 Bathrooms

Allocated Parking

EPC N/A

Tenure LEASEHOLD  
Council Tax A



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01843 842233



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## The Property

Modern two bedroom park home on the popular Court Mount site! Located in the heart of Birchington, this modern two bedroom park home offers spacious, comfortable living in a convenient and peaceful setting. With shops, amenities, and excellent public transport links all within walking distance, this home is perfectly positioned for easy living. Inside, the property boasts well proportioned living spaces, including a bright and airy lounge and dining area, ideal for relaxing and entertaining. The contemporary kitchen is well equipped, offering plenty of storage and workspace. The master bedroom benefits from a walk-in wardrobe and en-suite bathroom, while the second bedroom is also a great size, served by a separate modern bathroom. Externally, the home offers private parking. Park homes in Court Mount are highly desirable—don't miss this opportunity! Call Oakwood homes today to arrange 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

Lounge	14'3" (4.34m) x 9'7" (2.92m)
Dining Space	9'2" (2.79m) x 9' (2.74m)
Kitchen	11'8" (3.56m) x 9'6" (2.90m)
Bedroom	9' (2.74m) x 8'3" (2.51m)
En-Suite	6' (1.83m) x 5' (1.52m)
Walk-In wardrobe	
Bedroom	10'6" (3.20m) x 9'5" (2.87m)
External:	Small garden space, shed
Parking for 1 Car	
Internet is provided via fibre to the property	
£4320 site fee, fees for water usage are within this site fee	
Site rules prevent Air BnB, holiday lets and the keeping of dogs.	

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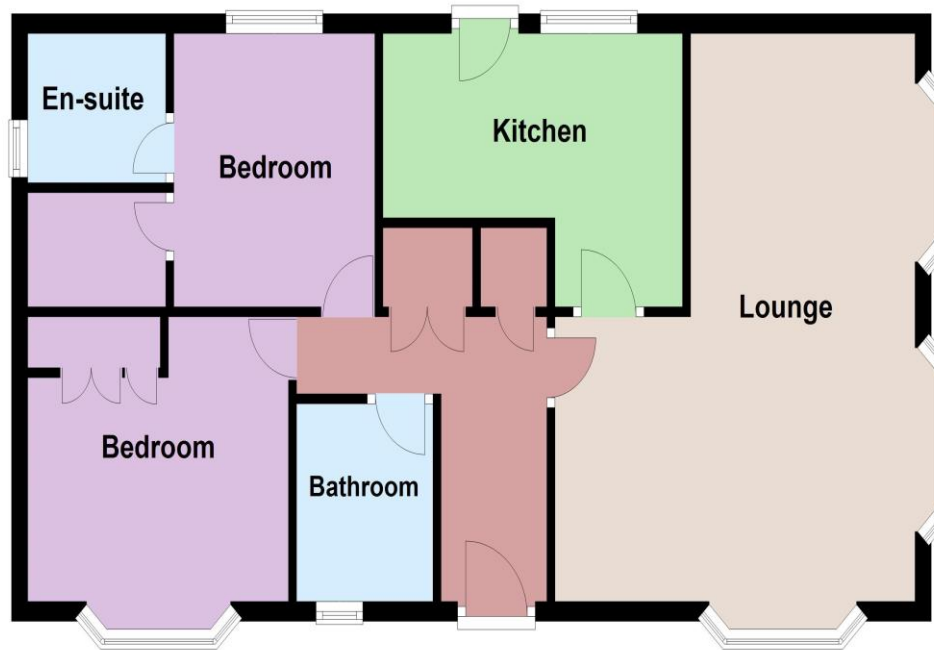
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### Ground Floor



Total area: approx. 63.9 sq. metres (687.6 sq. feet)

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Plan produced using PlanUp.

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### Key Features

- 2 bedroom park home
- Master with en-suite & walk-in wardrobe
- Private parking
- Modern throughout
- Spacious plot
- Peaceful setting

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024571/2025031 I/JLDP



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