

## Property brochure



DEVON GARDENS  
BIRCHINGTON  
KENT  
CT7 9SS

Price: £425,000

2 Bedrooms

2 Receptions


2 Bathrooms

1 Garage

EPC D

Tenure FREEHOLD  
Council Tax D

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## The Property

Extended two bedroom detached bungalow in sought after area of Birchington. This deceptively spacious extended two/three bedroom detached bungalow is located in the ever popular "Gardens" area of Birchington, just a short walk from the main shopping parade, train station, and other essential amenities. Offering significantly more space than meets the eye, this property is ideal for those seeking a well proportioned home in a prime location. Internally, the bungalow boasts two generous double bedrooms, a spacious and modern fitted kitchen leading to a bright conservatory providing an additional bright and airy living space with views over the garden. A separate dining area provides the perfect area for entertaining. The bay fronted lounge offers a welcoming area to relax, and there is a contemporary family bathroom and a separate shower room. The integral garage is conveniently accessed through a office/reception, offering flexibility for work or storage. Sitting on a generous corner plot, the bungalow benefits from extensive extensions, creating a larger and more versatile living space. Externally, the property offers a garage, off street parking to the front, and a well-maintained garden, with potential for further development (subject to the relevant planning permissions). With its excellent location, substantial living space, and development potential, this home is an exciting opportunity for buyers looking for convenience, comfort, and room to grow. Early viewing is highly recommended to appreciate all that is on offer!

## 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.

## Accommodation

### Internal

Lounge:	14'2" (4.32m) x 13'5" (4.09m)
Kitchen:	11'6" (3.51m) x 10'5" (3.18m)
Dining Room:	13'11" (4.24m) x 11'11" (3.63m)
Conservatory	
Office:	10'5" (3.18m) x 8' (2.44m)
Bedroom:	11'11" (3.63m) x 11'11" (3.63m)
Shower Room:	6'6" (1.98m) x 5'5" (1.65m)
Bedroom:	11'9" (3.58m) x 9'9" (2.97m)
Shower Room:	7' (2.13m) x 4'8" (1.42m)

### OUTSIDE

Larger well landscaped corner plot garden . Driveway and garage 15'4" (4.67m) x 8' (2.44m)

Internet Is Provided via Fibre to the property

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putting people first

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### Key Features

- Large extended bungalow
- Large corner plot
- Versatile accommodation
- Garage
- Desired location
- Close proximity to amenities and public transport links
- Conservatory
- Office or storage room

### 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. BIR0024490/20250313/JLDP



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