



**Price**  
**£375,000**

**Freehold**

3x  1x  2x 

**Essex Gardens,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Huge potential for you to make your own
- Large rear garden, perfect for a keen gardener
- Situated on large corner plot
- Located in the very popular Gardens Estate

## Accommodation

### GROUND FLOOR

- Porch
- Entrance Hallway
- Lounge : 16'0 x 13'6 (4.88m x 4.12m)
- Dining Room : 11'11 x 11'11 (3.63m x 3.63m)
- Bedroom 1: 14'1 x 12'1 (4.30m x 3.69m)
- Shower Room
- Kitchen : 11'5 x 10'7 (3.48m x 3.23m)
- Conservatory : 10'1 x 9'11 (3.08m x 3.02m)

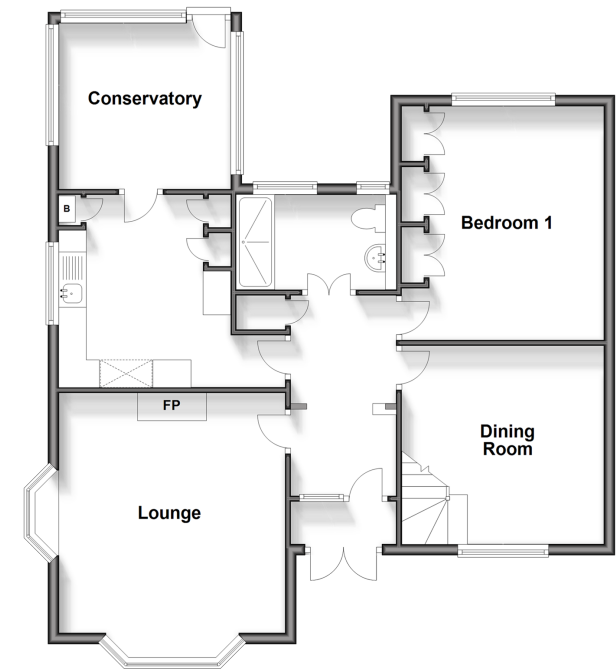
### FIRST FLOOR

- Landing
- Bedroom 2: 15'3 x 12'6 (4.65m x 3.81m)
- Bedroom 3: 11'11 x 11'11 (3.63m x 3.63m)

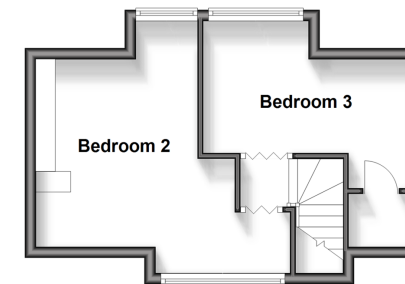
### OUTSIDE

- Garage and Off Road Parking
- Garden to Front and Rear

**Ground Floor**  
Approx. 85.3 sq. metres (918.0 sq. feet)



**First Floor**  
Approx. 26.9 sq. metres (289.4 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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