



**Price**  
**£625,000**

**Freehold**

4x  2x  1x 

**Epple Bay Avenue,  
Birchington, Kent, CT7**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

## Accommodation

### GROUND FLOOR

Porch

Entrance Hallway

Bedroom 4: 11'0 x 9'10 (3.36m x 3.00m)

Bedroom 3: 12'3 x 11'11 (3.74m x 3.63m)

Shower Room

Lounge : 21'5 x 13'6 (6.53m x 4.12m)

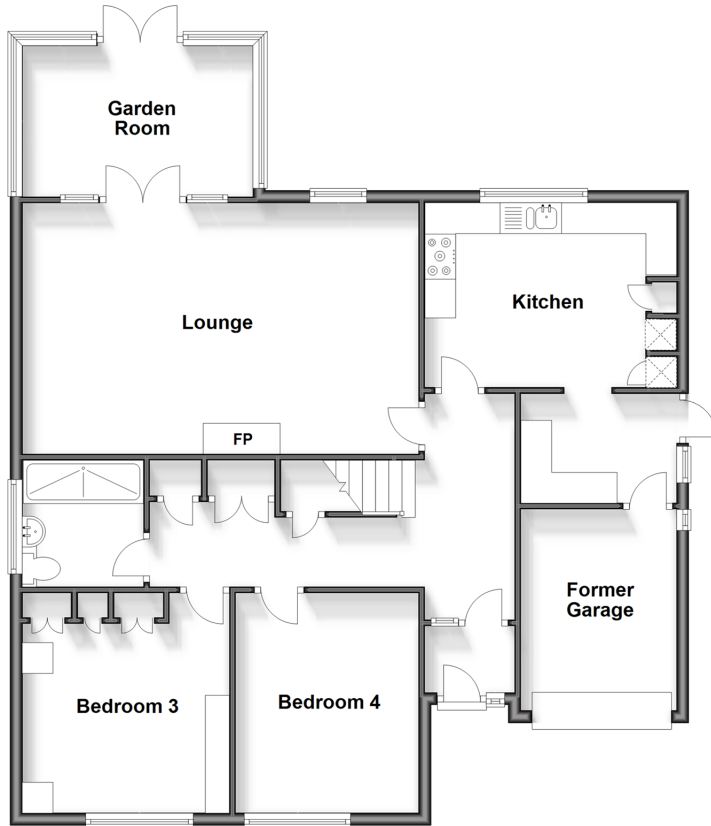
Garden Room: 12'0 x 8'5 (3.66m x 2.57m)

Kitchen : 13'4 x 10'8 (4.07m x 3.25m)

Utility Room : 8'8 x 5'8 (2.64m x 1.73m)

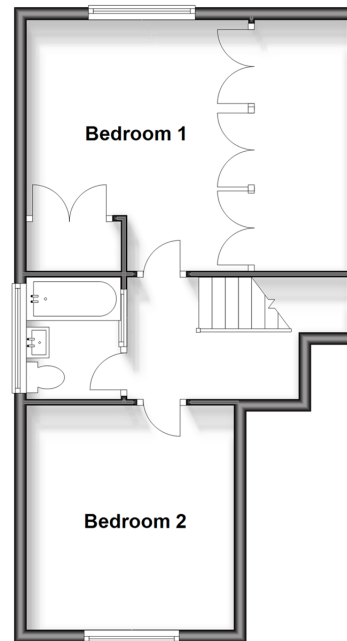
### Ground Floor

Approx. 107.5 sq. metres (1156.7 sq. feet)



### First Floor

Approx. 43.9 sq. metres (473.0 sq. feet)



### FIRST FLOOR

Landing

Bedroom 1 : 13'5 x 11'2 (4.09m x 3.41m)

Bedroom 2: 12'3 x 10'11 (3.74m x 3.33m)

Bathroom

### OUTSIDE

Former Garage

Off Road Parking

Garden to Front and Rear



## Main features

- Extremely sought after location
- Stunning and well loved front and rear gardens
- Sea views from the bedroom upstairs
- Perfect home for a growing family as it has everything
- Fantastic property that has been presented to a beautiful standard



### Nearest Schools

Primary Schools: Birchington C of E Primary 0.6 miles, St Saviour's C of E Junior School 0.9 miles, Garlinge Primary and Nursery 2.1 miles  
Secondary Schools: King Ethelbert School 0.4 miles, Ursuline College 0.7 miles, Hartsdown Technology College



### Transport Information

Train Stations: Birchington-On-Sea 0.4 miles, Westgate-on-Sea 1.1 miles, Margate 2.6 miles



### Address

Eppe Bay Avenue, Birchington, Kent, CT7



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Birchington Branch 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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