

OVER 60?

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



Guide Price
£675,000
Freehold

4x  3x  2x 

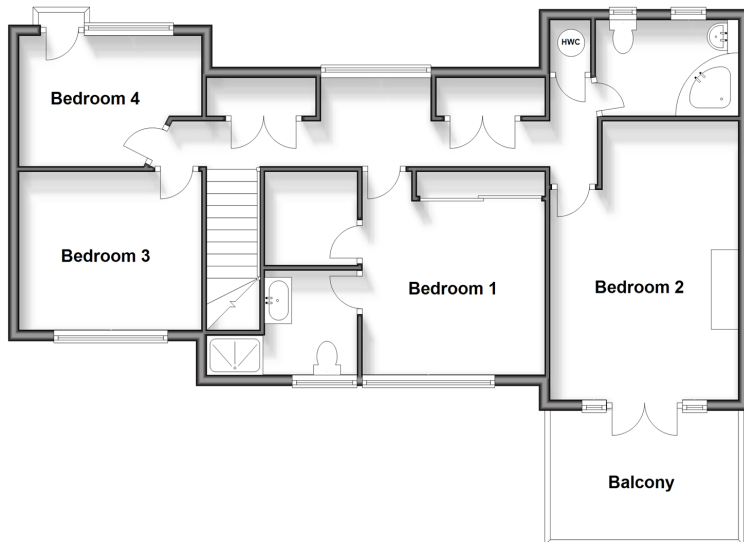
St. Mildred's Avenue, Birchington, Kent,
CT7

Wards
Helping you move forwards

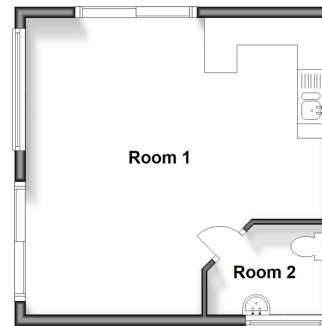
Ground Floor
Approx. 106.6 sq. metres (1147.8 sq. feet)



First Floor
Approx. 77.6 sq. metres (835.1 sq. feet)



Outbuilding
Approx. 30.1 sq. metres (324.5 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Dining Room : 14'8 x 10'8 (4.47m x 3.25m)

Conservatory : 8'10 x 7'10 (2.69m x 2.39m)

Kitchen : 22'9 x 20'2 (6.94m x 6.15m)

Utility Room : 7'10 x 5'9 (2.39m x 1.75m)

Shower Room

Lounge : 24'4 x 14'0 (7.42m x 4.27m)

FIRST FLOOR

Landing

Bedroom 1 : 17'8 x 11'3 (5.39m x 3.43m)

En-Suite Shower Room

Bedroom 2 : 12'2 x 11'0 (3.71m x 3.36m)

Balcony

Bedroom 3 : 11'0 x 9'6 (3.36m x 2.90m)

Bedroom 4 : 11'0 x 8'2 (3.36m x 2.49m)

Bathroom

OUTBUILDING

Room 1 : 18'11 x 18'3 (5.77m x 5.57m)

Room 2

OUTSIDE

Garden to Rear

Driveway Parking



Main features

- A beautiful extended home, which would make a fantastic family home
- Driveway for multiple cars
- Offers the opportunity of multi-generational living
- Located within walking distance to the beach
- The open plan kitchen overlooks the immaculate garden, which is perfect for entertaining



Nearest Schools

Primary Schools: Birchington C of E Primary 1.1 miles, St Saviour's C of E Junior School 2.2 miles, St Gregory's Catholic Primary, Margate 3.7 miles
Secondary Schools: King Ethelbert School 1.7 miles, Ursuline College 2.9 miles, Hartsdown Technology College



Transport Information

Train Stations: Birchington-On-Sea 0.6 miles, Westgate-on-Sea 2.5 miles, Margate 4.0 miles



Address

St. Mildred's Avenue, Birchington, Kent, CT7



Directions

For directions to this property please contact us.



Call Birchington Branch 01843 842551 ■ wardsofkent.co.uk



■ 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
■ 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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