



Price
£280,000

Freehold

3x  1x  1x 

**Coastguard Cottages,
Grenham Bay Avenue,
Birchington, Kent, CT7**

Wards
Helping you move forwards



Main features

- Being sold with no onward chain
- Rare opportunity to buy a beautiful cottage in Minnis Bay
- Front courtyard and stunning rear garden
- Presented beautifully, ideal if you want to move straight in
- Just a short walk to the beach and all local amenities

Accommodation

GROUND FLOOR

Entrance Hallway
Bathroom
Kitchen : 11'2 x 9'7 (3.41m x 2.92m)
Lounge : 16'3 x 11'3 (4.96m x 3.43m)

FIRST FLOOR

Landing
Bedroom 3: 7'9 x 6'11 (2.36m x 2.11m)
Bedroom 2 : 10'11 x 8'11 (3.33m x 2.72m)
Bedroom 1 : 10'0 x 9'2 (3.05m x 2.80m)

OUT BUILDING

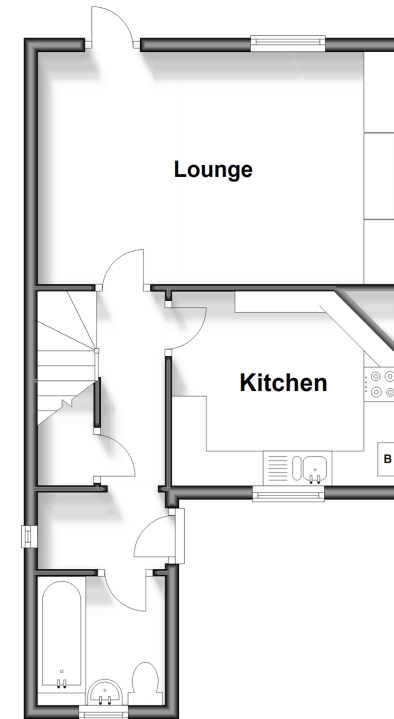
Outside Toilet

OUTSIDE

Courtyard to Front
Garden to Rear

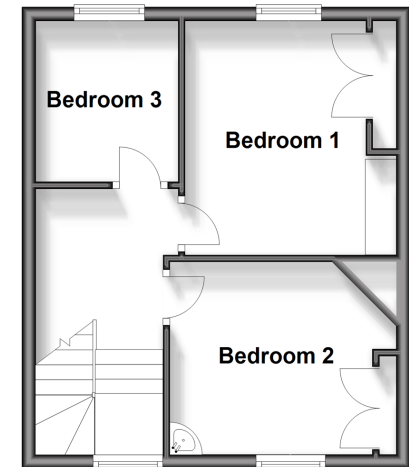
Ground Floor

Approx. 38.6 sq. metres (415.7 sq. feet)



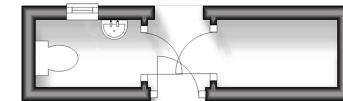
First Floor

Approx. 32.8 sq. metres (352.7 sq. feet)



Outbuilding

Approx. 3.2 sq. metres (34.3 sq. feet)



Call Birchington - 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



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