



**Price**  
**£250,000**

**Freehold**

2x  1x  1x 

**Park Avenue,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Off road parking and garage
- Sought after location
- In need of modernisation, with scope to extend (subject to the relevant planning)
- Within close proximity to the local schools, transport links and Birchington town

## Accommodation

### GROUND FLOOR

#### Entrance Porch

Lounge : 18'9 x 11'8 (5.72m x 3.56m)

Bedroom 1 : 10'3 x 6'9 (3.13m x 2.06m)

Shower Room : 9'6 x 5'4 (2.90m x 1.63m)

Kitchen : 9'5 x 5'11 (2.87m x 1.80m)

Bedroom 2 : 9'8 x 9'3 (2.95m x 2.82m)

### OUTBUILDING

#### Garage

### OUTSIDE

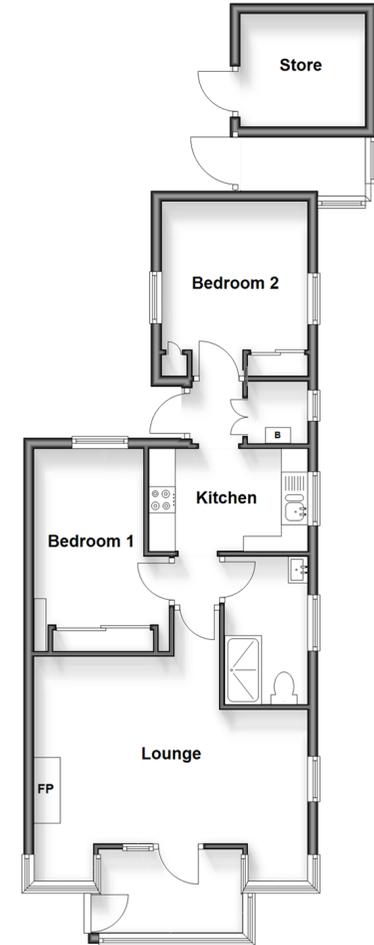
#### Garden to Front and Rear

#### Off Road Parking

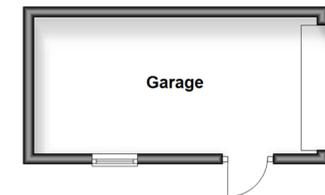
**Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- 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.

**Ground Floor**  
Approx. 57.9 sq. metres (623.1 sq. feet)



**Outbuilding**  
Approx. 14.0 sq. metres (150.8 sq. feet)



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