



Guide Price
£475,000

Freehold

4x  2x  2x 

**Alfred Road, Minnis Bay,
Birchington, Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Porch

Entrance Hallway

Dining Room : 15'7 x 13'0 (4.75m x 3.97m)

Lounge : 12'6 x 11'6 (3.81m x 3.51m)

Cloakroom/Utility

Kitchen : 19'10 x 11'6 (6.05m x 3.51m)

Conservatory : 9'11 x 9'8 (3.02m x 2.95m)

SPLIT LEVEL FIRST FLOOR

Landing

Bathroom

Separate Shower

Bedroom 3: 12'7 x 11'7 (3.84m x 3.53m)

Bedroom 1: 17'8 x 13'10 (5.39m x 4.22m)

SPLIT LEVEL SECOND FLOOR

Landing

Bathroom

Bedroom 4: 12'5 x 10'9 (3.79m x 3.28m)

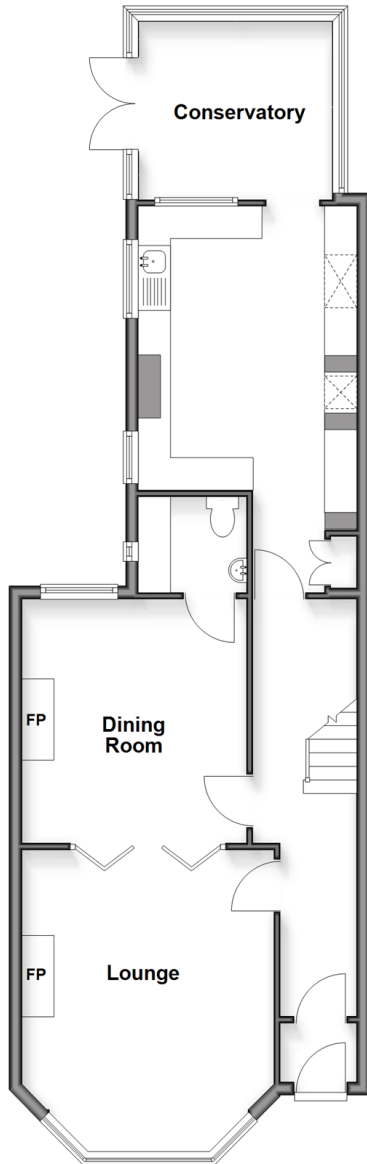
Bedroom 2: 17'10 x 14'3 (5.44m x 4.35m)

OUTSIDE

Garden to Front & Rear

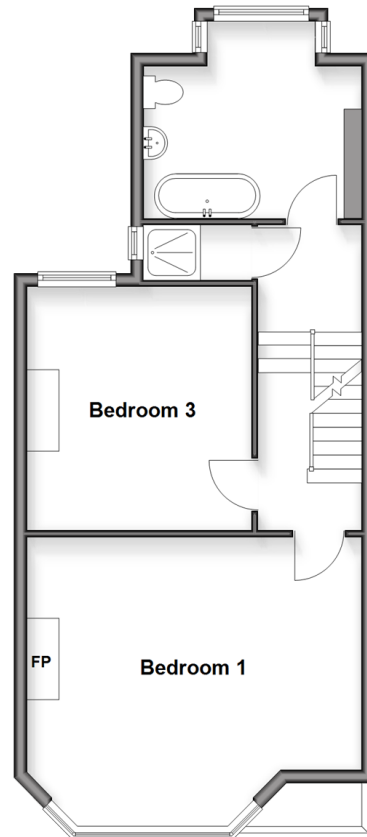
Ground Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



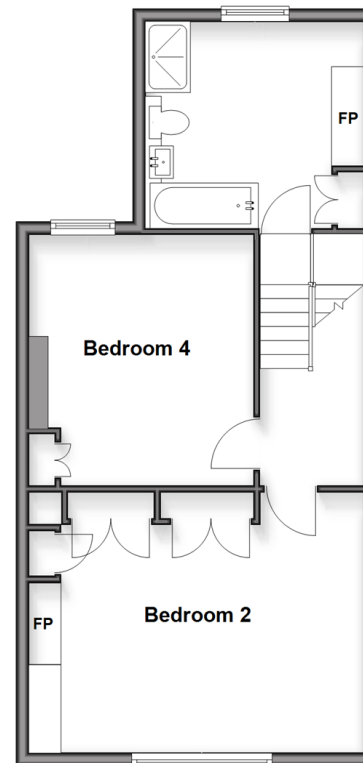
First Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Second Floor

Approx. 52.6 sq. metres (565.6 sq. feet)





Main features

- **Stunning seaside location**
- **Perfect family home which can offer versatile living**
- **Within a short walking distance to Minnis Bay, bus stops and local amenities**
- **Full of character**
- **Balcony located from the primary bedroom with sea views**



Nearest Schools

Primary Schools: Birchington C of E Primary 1.3 miles, St Saviour's C of E Junior School 2.4 miles, Minster C of E Primary 3.4 miles
Secondary Schools: King Ethelbert School 1.8 miles, Ursuline College 2.6 miles.



Transport Information

Train Stations: Birchington-On-Sea 0.8 miles, Westgate-on-Sea 2.7 miles, Margate 4.2 miles



Address

Alfred Road, Minnis Bay, 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



■ 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 50% less, by purchasing a Lifetime Lease.



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