



**Cross Road, Birchington, CT7 9HN**  
**Offers In The Region Of £375,000**



Are you ready to turn your dream of owning a stunning home in Birchington into a reality?

Step into a world of endless possibilities with this incredible opportunity! Picture yourself living in a two-bedroom detached bungalow bursting with character and charm.

As you approach the property, be greeted by an original lamppost standing proudly at the front, setting the stage for what lies within. Park your car with ease in the convenient off-street parking area to the side. Now, let's explore inside!

Step through the door and discover a haven waiting to be transformed. This bungalow offers two bedrooms, a bathroom, kitchen, and lounge, providing ample space for you to unleash your creativity. Imagine the excitement of modernising this gem into your own bespoke paradise.

But the magic doesn't stop there. Step into the rear garden and prepare to be enchanted. A delightful pond teeming with fish is the centrepiece, surrounded by lush lawns, mature trees, and vibrant shrubbery. It's the ultimate haven for relaxation and entertainment, just waiting for your personal touch.

Birchington, a coastal gem nestled on the Kent shoreline. Its village heart pulsates with a vibrant array of amenities and quaint independent shops, inviting residents and visitors alike to explore its charming offerings. For those seeking a wider selection, Margate beckons with its own diverse attractions, while the sprawling Westwood Cross Shopping Centre, a mere 5 miles away.

Venture a little further, and you'll discover the captivating allure of Ramsgate's bustling harbour and the cultural richness of Canterbury, home to the esteemed Whitefriars Shopping Centre and The Marlowe Theatre. Birchington's railway station serves as a vital link to London, St Pancras station via the High-Speed line, boasting a swift journey time of just 87 minutes.

Don't miss out on this opportunity! Book your viewing by calling TMS today and let the journey to your Birchington paradise begin!





Lounge/Diner  
25'3" x 11'11" (7.70 x 3.64)

Main Bedroom  
16'0" x 12'0" (4.90 x 3.68)

Bedroom Two  
12'0" x 8'0" (3.68 x 2.45)

Breakfast Room  
11'11" x 9'7" (3.64 x 2.94)

Kitchen  
15'5" x 8'6" (4.71 x 2.61)

Shower Room  
8'6" x 4'9" (2.61 x 1.47)

Cloakroom  
6'1" x 3'0" (1.87 x 0.92)

Study  
11'0" x 8'6" (3.37 x 2.60)

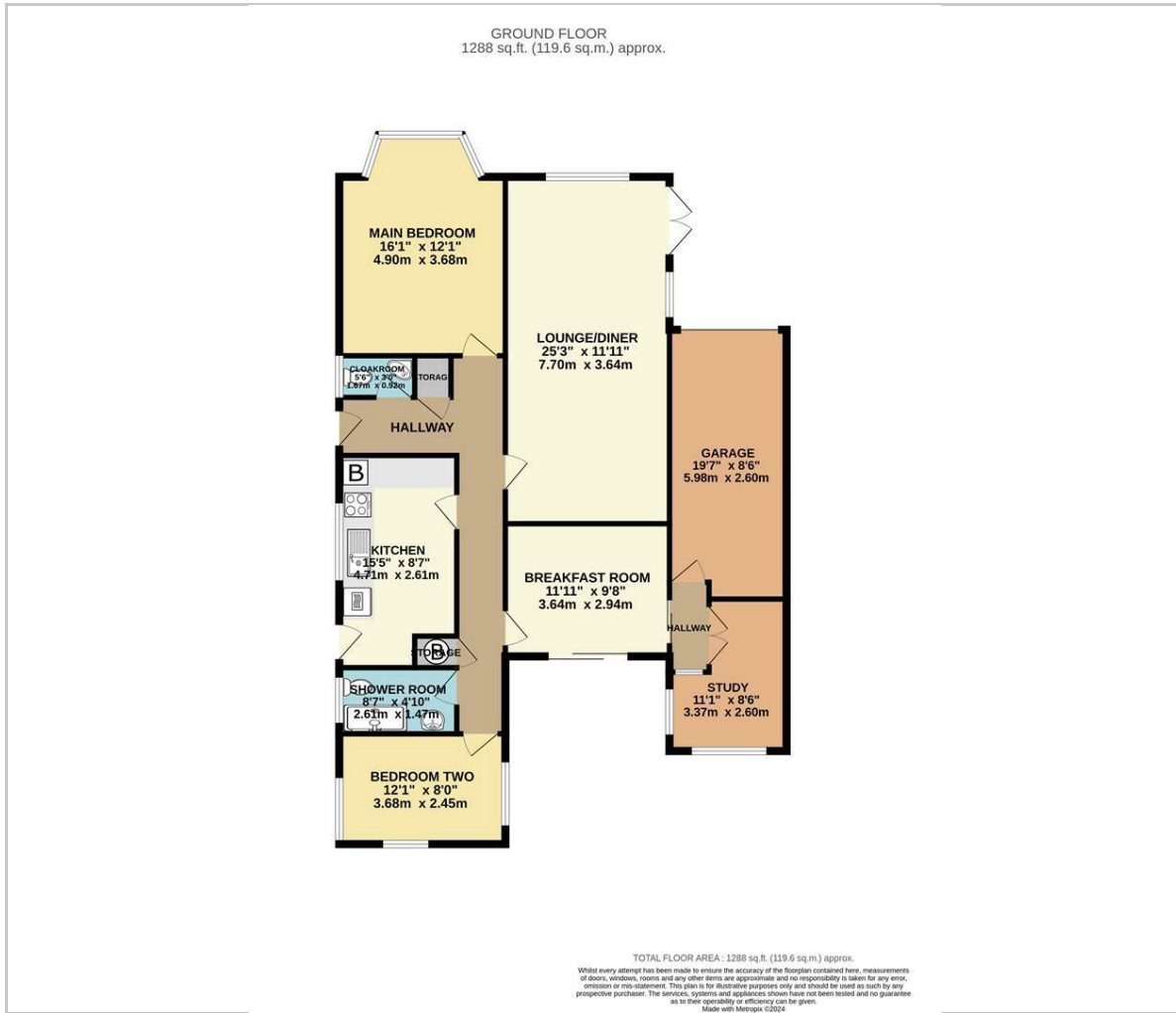
Garage  
19'7" x 8'6" (5.98 x 2.60)



- CHAIN FREE!!
- LARGE DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- GENEROUS SIZED REAR GARDEN
- OFF STREET PARKING & GARAGE
- PICTURESQUE LOCATION
- COASTAL WALKS SURROUND
- SANDY BEACHES NEARBY
- COUNCIL TAX BAND D



## Floor Plan



## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

