



Epple Bay Road, Birchington
£500,000



TMS invites you to view this lovely home, ideally located by Epple Bay in the sought-after area of Birchington. As you approach the property, you'll immediately notice the benefit of off-street parking at the front, providing both convenience and ease.

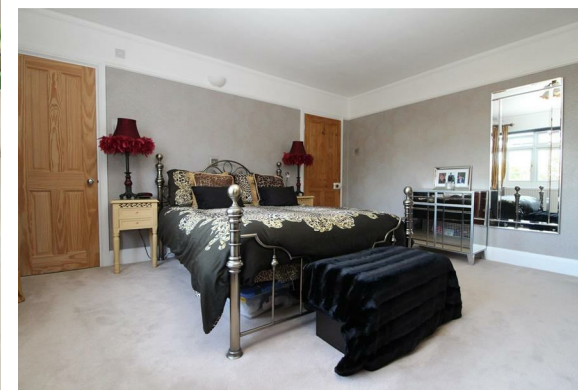
Stepping inside, you're welcomed into a spacious hallway that also houses a handy downstairs cloakroom. To the left, you'll find the bright and airy lounge, featuring a cosy log burner - perfect for those chilly winter nights! The lounge seamlessly flows into the open-plan kitchen/diner, where the kitchen impresses with its sleek and stylish design. It boasts ample storage, generous workspace, and integrated appliances, making it ideal for both everyday living and entertaining. The dining area offers lovely views of the garden, accessible via double doors, providing a perfect spot to enjoy family meals.

Upstairs, there are three bedrooms, two of which are generously sized doubles, while the third is a spacious single. The main bedroom benefits from its own modern en-suite, complete with a shower, toilet, and basin. A well-appointed family bathroom completes the upstairs, offering a bathtub with an overhead shower, toilet, and basin.

To the rear of the property, you'll find a beautifully maintained garden, with patio areas at both ends and a lawn stretching between them—perfect for summer barbecues, outdoor dining, or simply relaxing in the sun.

Imagine living in a place where every day feels like a seaside holiday. Welcome to Epple Bay, Birchington! This hidden coastal gem has everything you need for the perfect lifestyle. Start your mornings with a beach stroll just steps from your front door, soaking in the stunning cliffside views and fresh sea air. Beyond the beach, Birchington's village charm offers local boutiques, cafes, and great transport links for surrounding towns & Canterbury. A close-knit community vibe and beautiful coastal homes make Birchington special!

Call TMS to view, available 7 days a week.





Lounge
16'7" x 13'3" (5.06 x 4.05)

Kitchen/Diner
21'0" x 16'0" (6.42 x 4.89)

Cloakroom
4'2" x 2'10" (1.29 x 0.88)

FIRST FLOOR

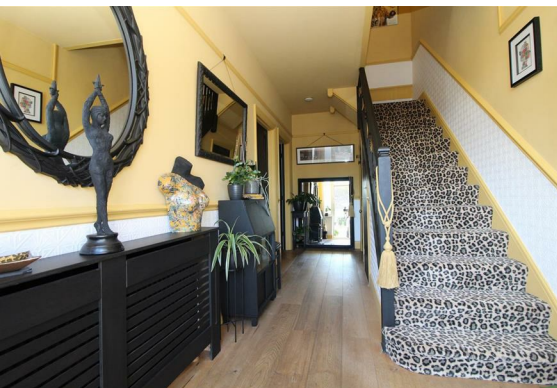
Main Bedroom
14'6" x 13'4" (4.42 x 4.07)

Ensuite
7'5" x 5'5" (2.28 x 1.66)

Bedroom Two
15'5" x 13'4" (4.70 x 4.07)

Bedroom Three
10'1" x 8'7" (3.09 x 2.63)

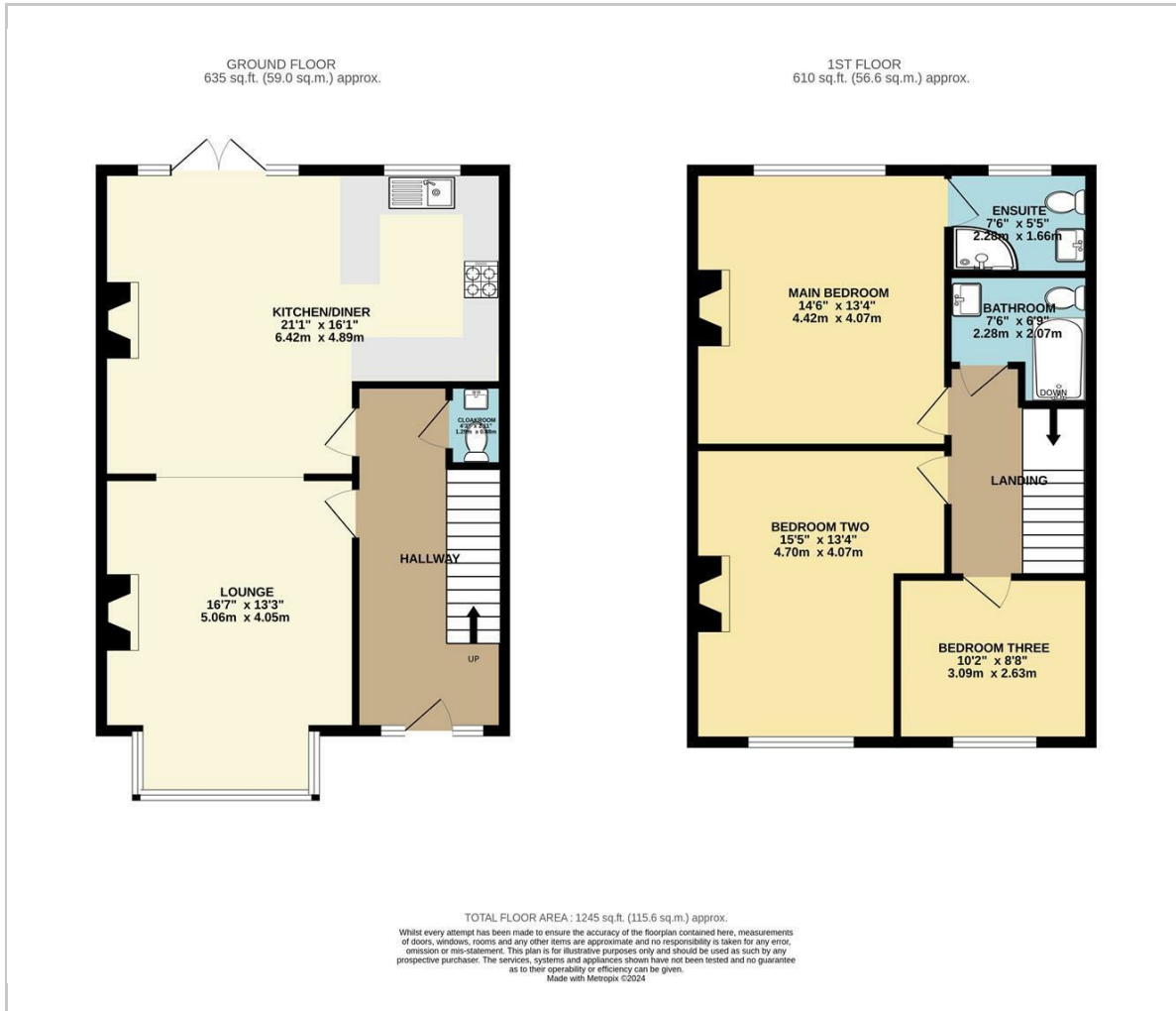
Bathroom
7'5" x 6'9" (2.28 x 2.07)



- DETACHED FAMILY HOME
- LARGE OPEN PLANNED KITCHEN/DINER
- THREE BEDROOMS
- APPROXIMATELY 75FT REAR GARDEN
- OFF STREET PARKING FOR TWO CARS
- COASTAL WALKS SURROUND
- SANDY BEACHES NEARBY
- CLOSE TO BIRCHINGTON TRAIN STATION
- COUNCIL TAX BAND D



Floor Plan



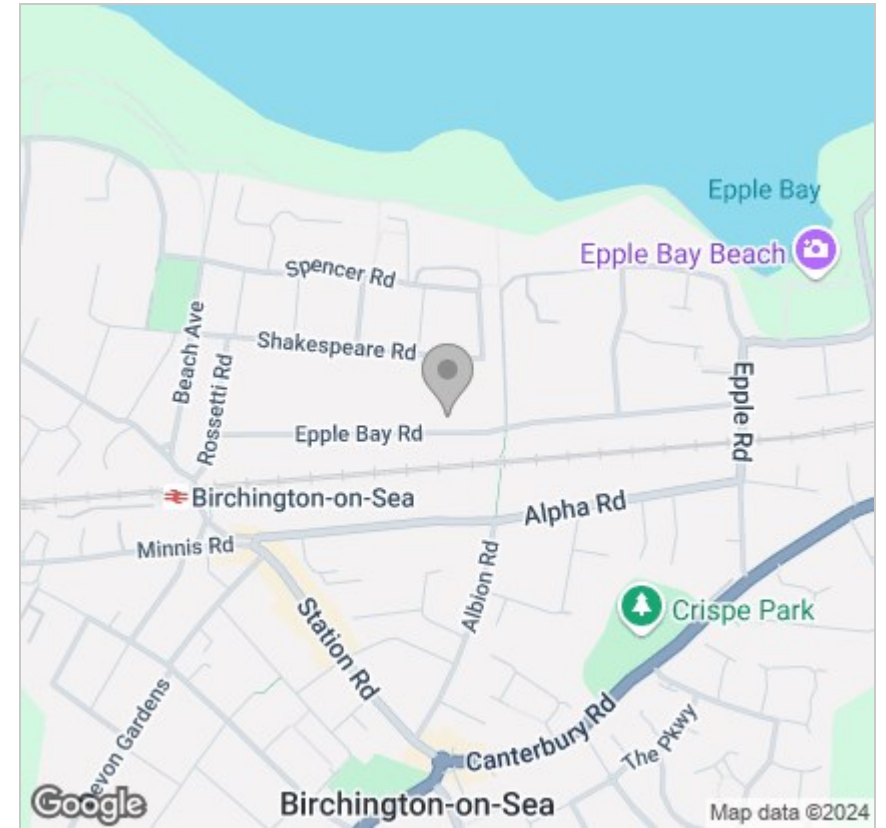
Viewing

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

