



Park Avenue, Birchington.
Offers In The Region Of £285,000



Nestled in the charming seaside town of Birchington, this delightful terraced house on Park Avenue presents an ideal opportunity for families seeking a new home. Boasting three generously sized double bedrooms, this property offers ample space for both relaxation and family life. The well-proportioned reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

The house features a well-appointed bathroom, ensuring convenience for the whole family. With its huge potential, this property invites you to explore the possibilities of personalising the space to suit your tastes and lifestyle. The location is particularly appealing, as it falls within a desirable catchment area for junior schools, making it an excellent choice for families with children.

Living in Birchington means you can enjoy the benefits of a seaside town, with beautiful beaches and coastal walks just a stone's throw away. This property not only offers a comfortable living space but also the chance to embrace a vibrant community and a relaxed lifestyle by the sea.

In summary, this terraced house on Park Avenue is a perfect family home, combining spacious living with the allure of coastal life. Don't miss the opportunity to make this charming property your own.

Let's get viewing. Call TMS and speak with one of our team members, available seven days a week!





Porch
10'8" x 3'9" (3.27 x 1.16)

Lounge
17'9" x 16'2" (5.42 x 4.94)

Dining Room
10'9" x 8'2" (3.30 x 2.50)

Kitchen
10'9" x 8'0" (3.30 x 2.44)

FIRST FLOOR

Main Bedroom
15'3" x 10'5" (4.66 x 3.19)

Bedroom Two
12'5" x 7'11" (3.79 x 2.43)

Bedroom Three
10'8" x 8'2" (3.26 x 2.50)

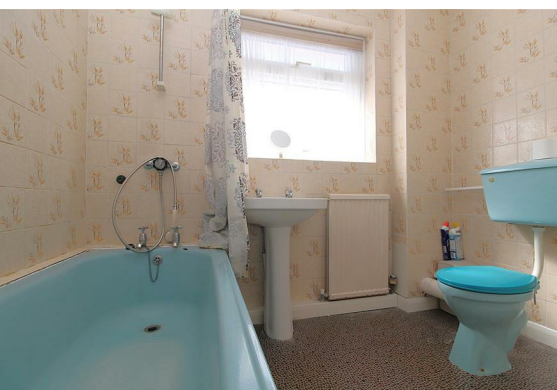
Bathroom
8'0" x 7'4" (2.44 x 2.24)

EXTERNAL

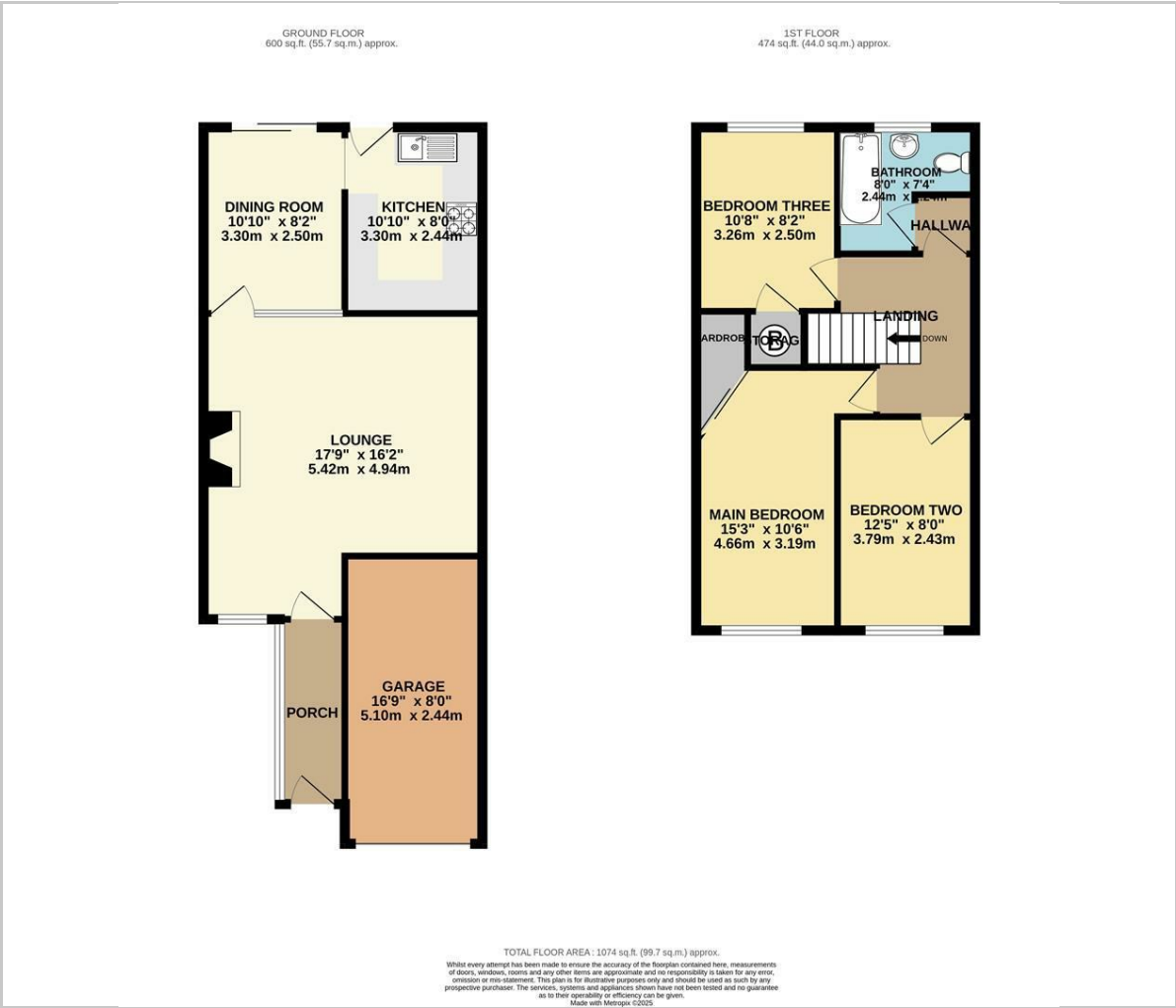
Garage
16'8" x 8'0" (5.10 x 2.44)

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



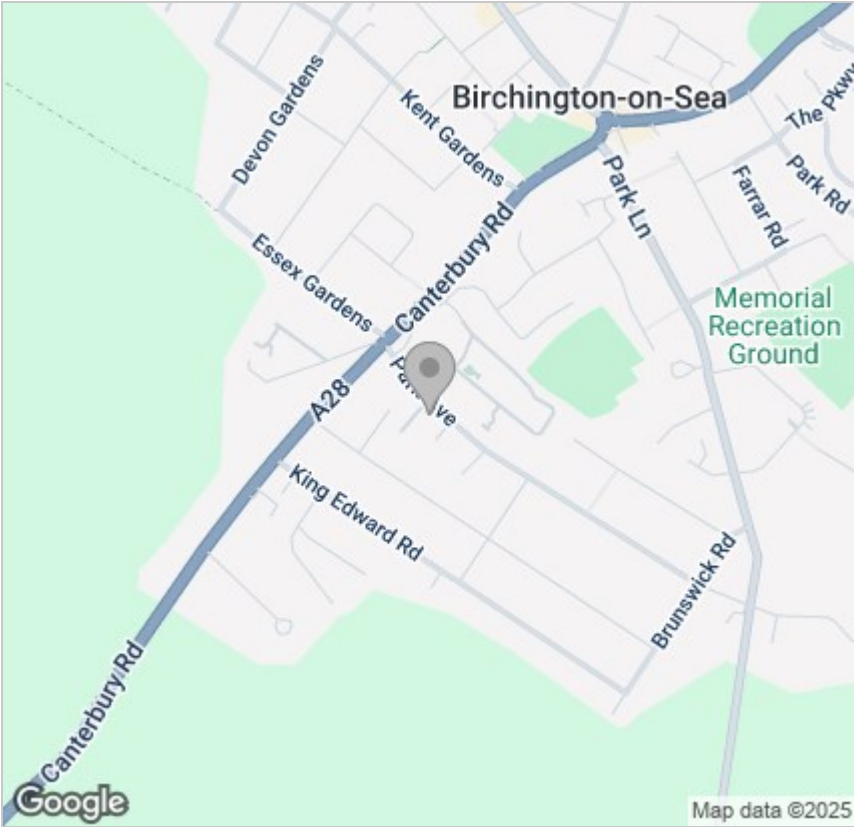
Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

