



Thomas  
jackson  
ESTATE AGENTS



**21 Albion Road**

Birchington, CT7 9DN

- Superb Edwardian Semi detached House
- Arranged Over Three Floors
- Five Bedrooms
- Bathroom and En Suite Facilities
- Beautiful Decoration
- Useful Cellar Room
- Sitting Room & Dining Room
- Pretty Low Maintenance Garden

**£475,000**

EPC Rating '55'







## Property Description

### THE PROPERTY

Nestled in a desirable coastal location, this elegant Edwardian semi-detached townhouse offers a perfect blend of historic charm and modern convenience. Boasting generous living spaces, the property features two inviting reception rooms, ideal for entertaining, alongside a spacious kitchen breakfast room that forms the heart of the home. Spread over three floors, five well-proportioned bedrooms provide ample accommodation, including a luxurious master en suite and a well-appointed family bathroom. Outside, a delightful, low-maintenance garden offers a private oasis, while the property's enviable position provides easy access to both the sandy beach and the vibrant town centre.

### ENTRANCE HALL

Double glazed entrance door double with a glazed panel over, opening into hallway with coved ceiling feature plaster archway stairs to 1st floor, laminate flooring, radiator, door to cellar, doors to:-





### **SITTING ROOM**

14' 9" x 11' 11" (4.5m x 0m) Measurement into bay, coved ceiling, double glazed bay window to front with colonial style blinds, double radiator, chimney recess is fitted with extensive range of bookcases, wrought iron fireplace with gas coal effect fire, laminate flooring, double radiator, TV point.

### **DINING ROOM**

12' 11" x 9' 10" (3.94m x 3m) Coved ceiling, double glazed dual aspect windows overlooked rear garden, double radiator, feature wrought iron fireplace with a timber half, chimney recess set to shelving.



### **KITCHEN BREAKFAST ROOM**

17' 0" x 11' 1" (5.18m x 3.38m) Measurements include a range of fitted units, a wall of larder units, integrated appliances of dishwasher, washing machine, worksurface over is inset with stainless steel sink and mixer tap, five burner induction Hob, with an electric fan oven under Storage cupboard with wall mounted gas boiler for central heating and domestic hot water plus plenty of additional storage space, two double glazed windows, double glazed door to side, ceiling is inset with LED downlights, chimney style stain steel filter hood.

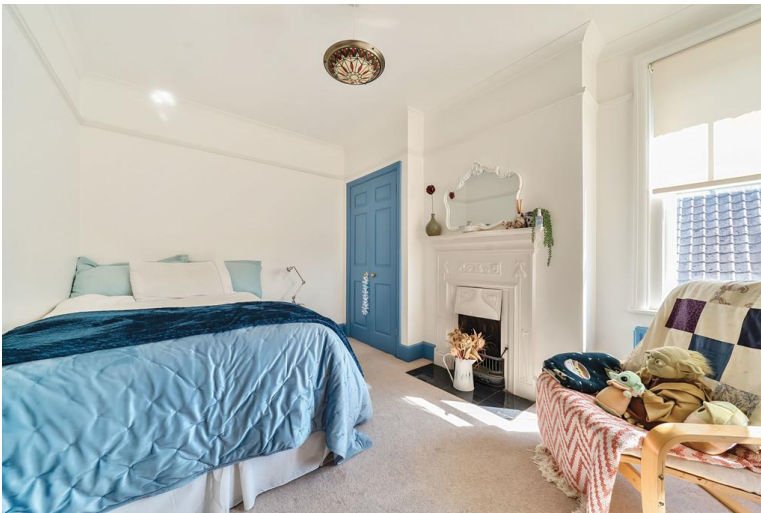
### **CELLAR ROOM**

10' 0" x 7' 11" (3.05m x 2.41m) Radiator, meter cupboards.

### **STAIRS TO**

### **LANDING**

Plaster archway corbel, radiator, door to cupboard housing pressurised hot water system, stairs to second floor, doors to:-



### **BEDROOM**

15' 5" x 15' 1" (4.7m x 4.6m) Measurements include built-in wardrobes of hanging rail and storage shelf, coved ceiling, picture rail, double glazed window to front plus double glaze window with colonial style shutters, expose wooden flooring, wrought iron fireplace with tile insert.

### **BEDROOM**

13' 0" x 10' 1" (3.96m x 3.07m) Coved ceiling, picture rail, double radiator, dual aspect double glazed windows, double radiator, feature fireplace, built in wardrobe

### **BEDROOM**

11' 2" x 10' 1" (3.4m x 3.07m) Picture rail, double glazed window overlook the rear garden, radiator, built in wardrobes.





### **FAMILY BATHROOM**

Family bathroom, suite comprises of panelled bath with thermostatically controlled shower fitment over plus shower screen, pedestal wash basin, low level WC, attractive tiling, extractor fan, double glazed window to side, heated towel rail.

### **LANDING**

Double glazed window, doors to:-

### **BEDROOM**

16' 4" x 11' 1" (4.98m x 3.38m) Plenty of built in storage cupboards with hanging rail and storage shelf over, door to eaves storage, double glazed window, double radiator, door to:-



### **EN SUITE BATHROOM**

En suite shower room comprising of low WC, pedestal wash basin, recess tiled shower with wall mounted thermostatically control shower fitment over, double glazed window.

### **BEDROOM**

11' 2" x 8' 5" (3.4m x 2.57m) Built in wardrobe with hanging rail and storage space door to dorma storage, double glazed window, radiator.

### **REAR GARDEN**

A pretty low maintenance garden.







## MEASUREMENTS

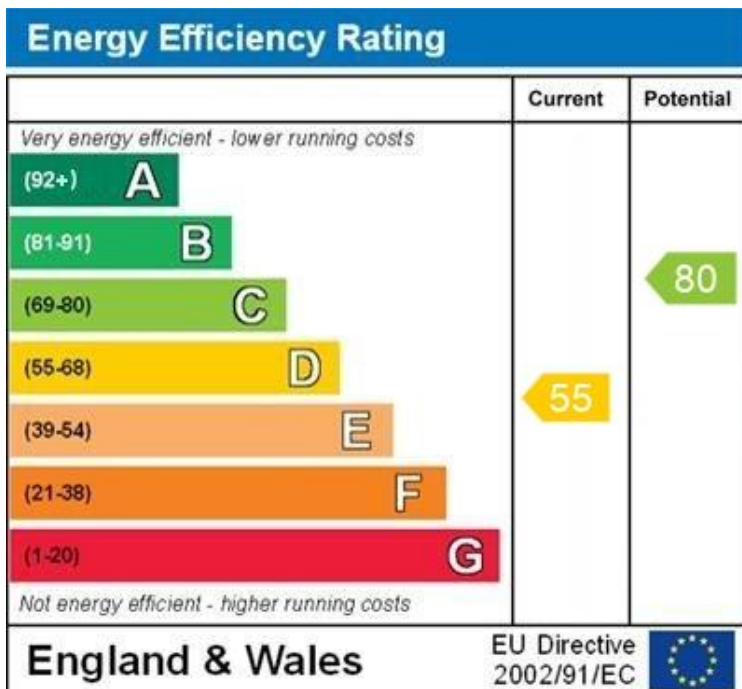
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## COUNCIL TAX

Local Authority Thanet District Council  
Council Tax Band C  
Council Tax Cost PA £2,109.94

## ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors



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# Albion Road, Birchington, CT7

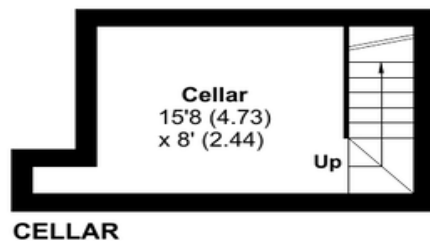
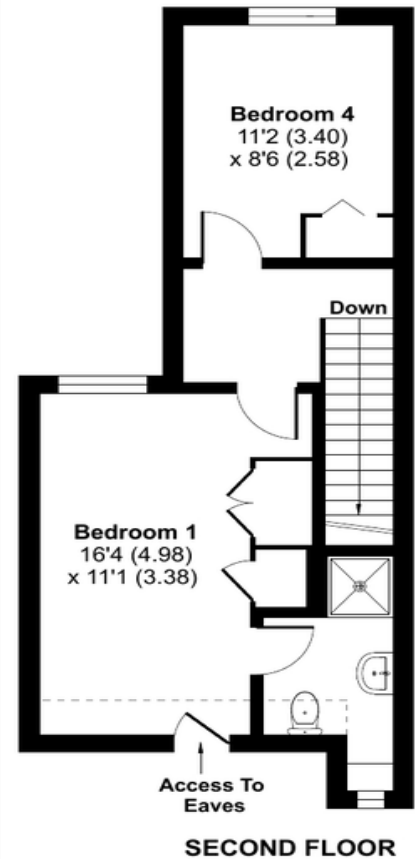
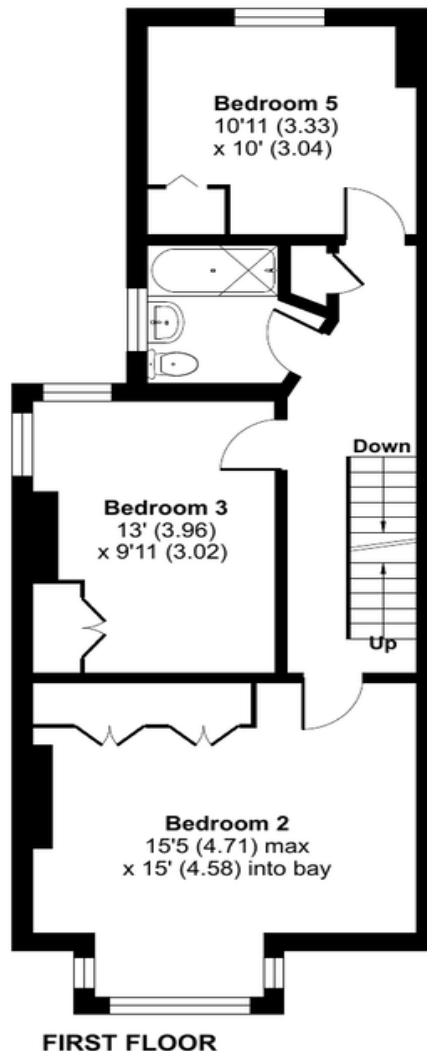
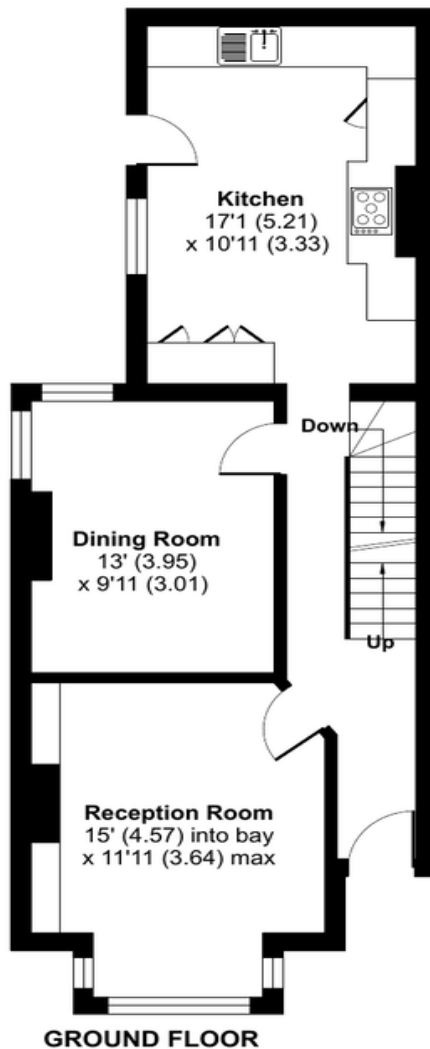
Approximate Area = 1691 sq ft / 157 sq m

Limited Use Area(s) = 21 sq ft / 2 sq m

Total = 1712 sq ft / 159 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Thomas Jackson Estate Agents Ltd. REF: 1306563

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The Property Ombudsman

152 Northdown Road  
Cliftonville  
Margate  
Kent  
CT9 2QN

www.thomasjackson.biz  
01843 221000  
sales@thomasjackson.biz

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

