



**Guide Price**  
**£350,000**

**Freehold**

2x  1x  1x 

**Epple Bay Road,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Potential to extend (Subject to the relevant planning permissions)
- Off road parking
- A short distance to the local shops, train line and sea
- Large rear garden
- Detached home

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 1 : 11'9 x 10'1 (3.58m x 3.08m)

Bedroom 2 : 9'8 x 9'4 (2.95m x 2.85m)

Kitchen/Diner : 16'6 x 9'9 (5.03m x 2.97m)

Shower Room : 5'9 x 4'8 (1.75m x 1.42m)

Lounge : 13'9 x 11'5 (4.19m x 3.48m)

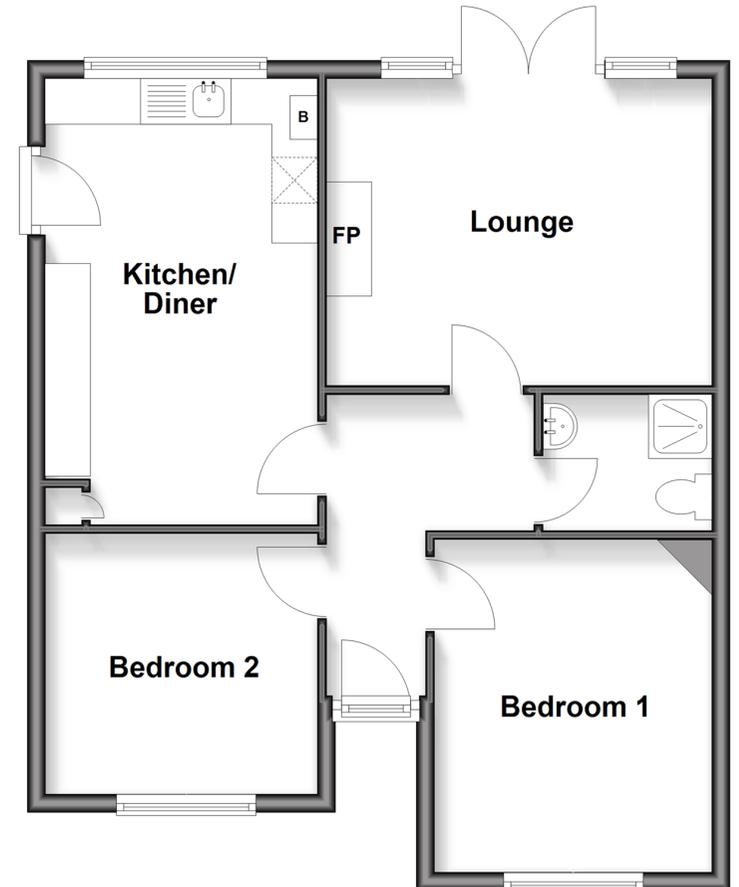
### OUTSIDE

Off Road Parking

Garden to Rear

## Ground Floor

Approx. 58.9 sq. metres (634.1 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease



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