



Guide Price
£500,000

Freehold

4x  1x  1x 

Manor Road, St Nicholas
At Wade, Birchington,
Kent, CT7

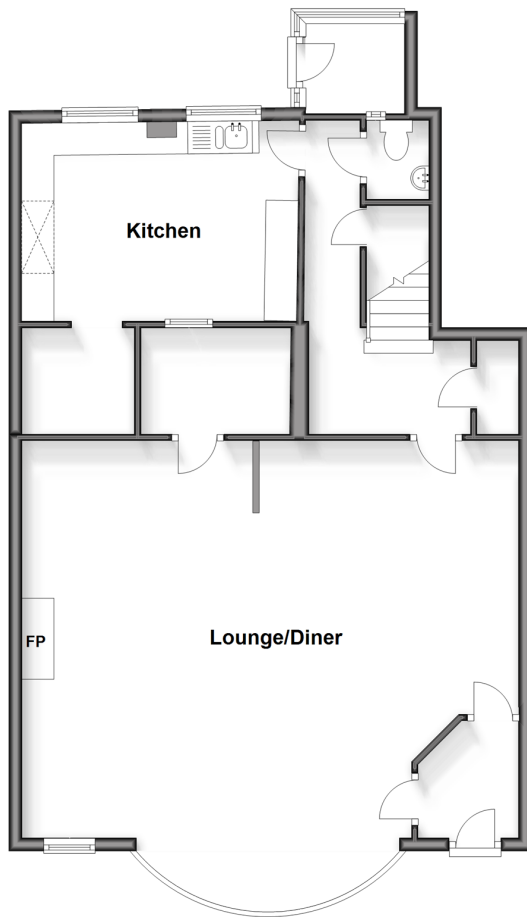
OVER 60?

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

Wards
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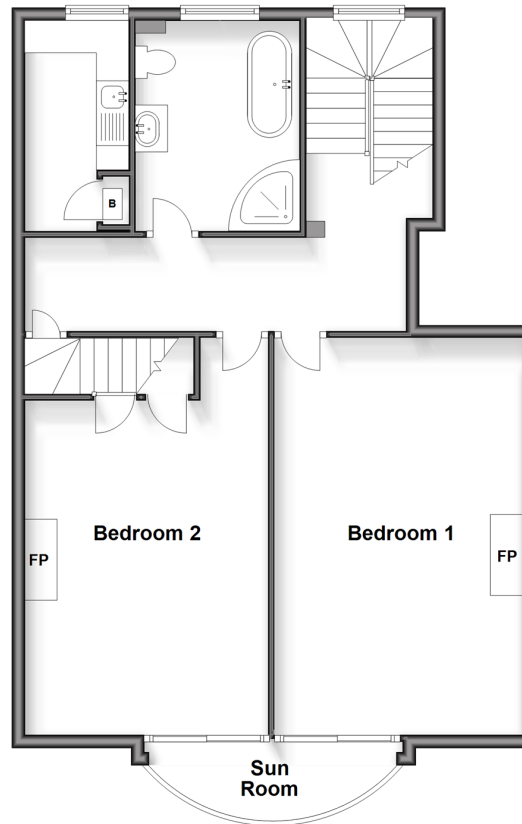
Ground Floor

Approx. 83.4 sq. metres (898.2 sq. feet)



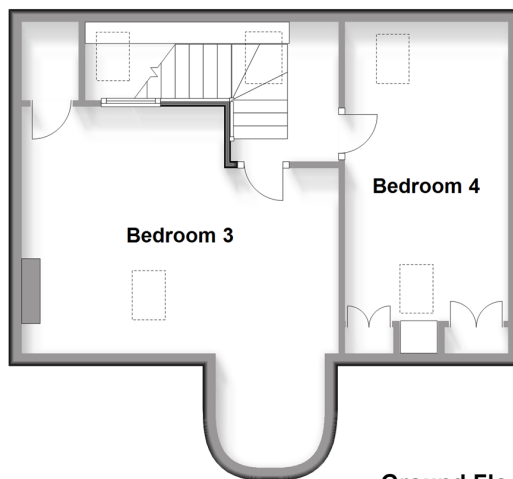
First Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Second Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



Ground Floor

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner: 26'3 x 25'3 (8.01m x 7.70m)

Study : 8'1 x 4'8 (2.47m x 1.42m)

Inner Hallway

Cloakroom

Kitchen : 14'7 x 10'6 (4.45m x 3.20m)

Storage Area

FIRST FLOOR

Landing

Bathroom

Utility Room : 10'0 x 5'3 (3.05m x 1.60m)

Bedroom 1 : 20'5 x 12'9 (6.23m x 3.89m)

Bedroom 2 : 17'1 x 12'8 (5.21m x 3.86m)

Sun Room : 15'8 x 4'7 (4.78m x 1.40m)

SECOND FLOOR

Landing

Bedroom 3 : 16'2 x 12'6 (4.93m x 3.81m)

Bedroom 4 : 12'6 x 8'7 (3.81m x 2.62m)

OUTSIDE

Garden to Front and Rear

Garage En-Bloc

Summer House



Main features

- Landmark Victorian residence dating back to 1901 with exceptional historical provenance
- Elegant period interiors featuring parquet flooring, original fireplaces, and soaring ceilings
- Grand open-plan reception space with beautiful bay window and abundant natural light
- Four double bedrooms arranged over two floors
- Substantial private front and rear gardens offering privacy, space, and tranquillity



Nearest Schools

Primary Schools: St Nicholas At Wade C of E Primary 0.3 miles, Monkton C of E Primary 1.4 miles, Birchington C of E Primary 2.7 miles
Secondary Schools: King Ethelbert School 3.4 miles, Ursuline College 3.6 miles



Transport Information

Train Stations: Birchington-On-Sea 2.7 miles, Minster 3.0 miles, Westgate-on-Sea 4.1 miles



Address

Manor Road, St Nicholas At Wade, Birchington, Kent, CT7



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Birchington Branch 01843 842551 ■ wardsofkent.co.uk



■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ 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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