



Guide Price
£400,000

Freehold

3x  2x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- Spacious home full of character
- Large driveway with parking for multiple vehicles
- Flexible ground floor layout
- Expansive rear garden with versatile cabin/home office
- Bright conservatory and generous living areas throughout

Accommodation

GROUND FLOOR

Entrance Hallway

Bedroom 3 : 9'8 x 8'3 (2.95m x 2.52m)

Lounge : 15'7 x 12'9 (4.75m x 3.89m)

Dining Room : 12'9 x 11'0 (3.89m x 3.36m)

Conservatory : 10'3 x 8'7 (3.13m x 2.62m)

Shower Room : 9'8 x 4'5 (2.95m x 1.35m)

Kitchen : 11'8 x 8'8 (3.56m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1 : 15'7 x 13'2 (4.75m x 4.02m)

Bedroom 2 : 13'1 x 11'0 (3.99m x 3.36m)

Bathroom : 11'5 x 8'2 (3.48m x 2.49m)

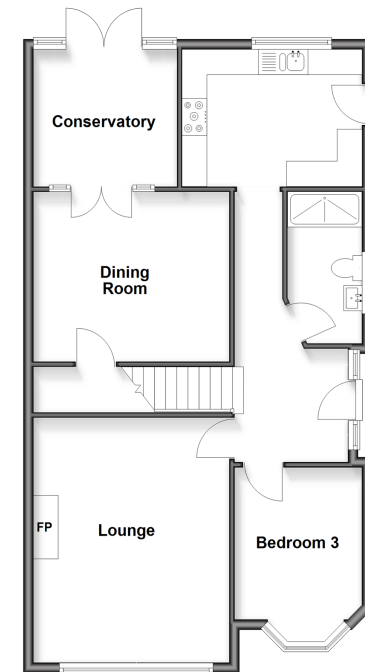
OUTSIDE

Front Garden

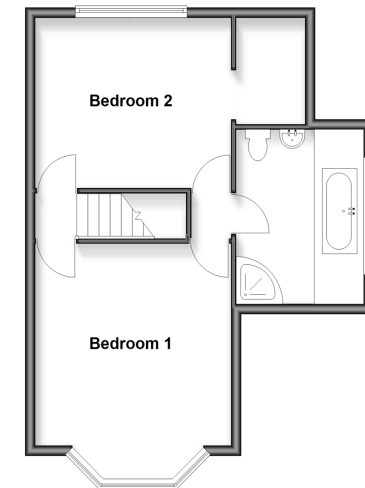
Rear Garden

Workshop/Outbuilding

Ground Floor
Approx. 77.3 sq. metres (831.6 sq. feet)



First Floor
Approx. 46.3 sq. metres (498.4 sq. feet)



Call Birchington - 01843 842551 ■ 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 50% less, by purchasing a Lifetime Lease.



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