



**Guide Price**

**£690,000**

**Freehold**

5x  4x  2x 

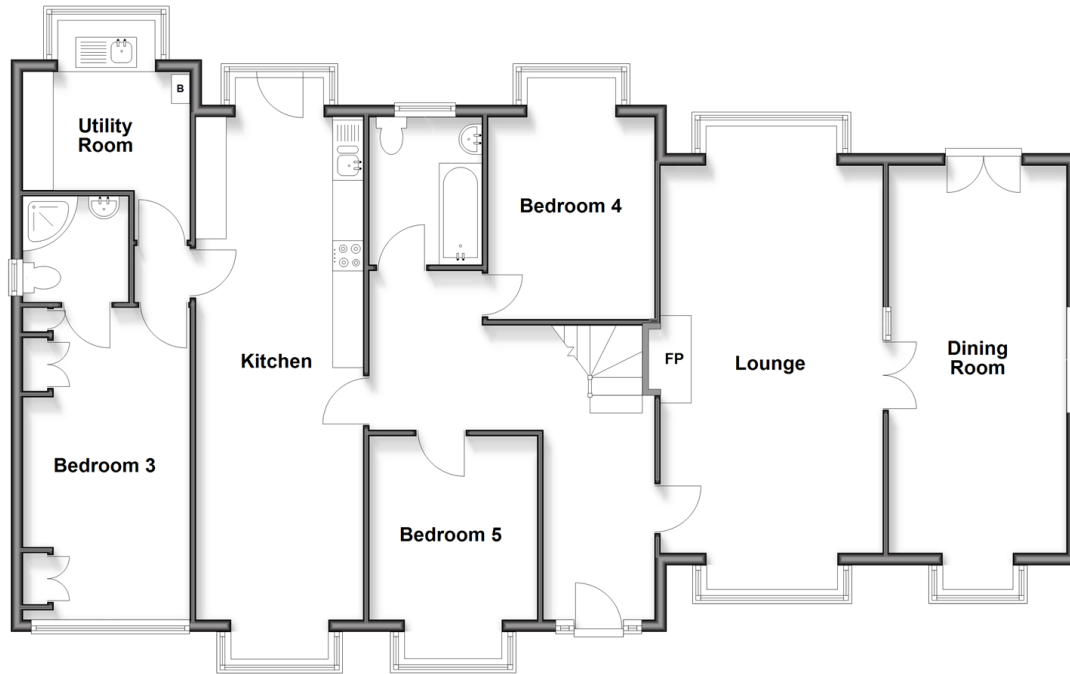
**Grenham Bay Avenue,  
Minnis Bay, Birchington,  
Kent, CT7**

**OVER 60?**

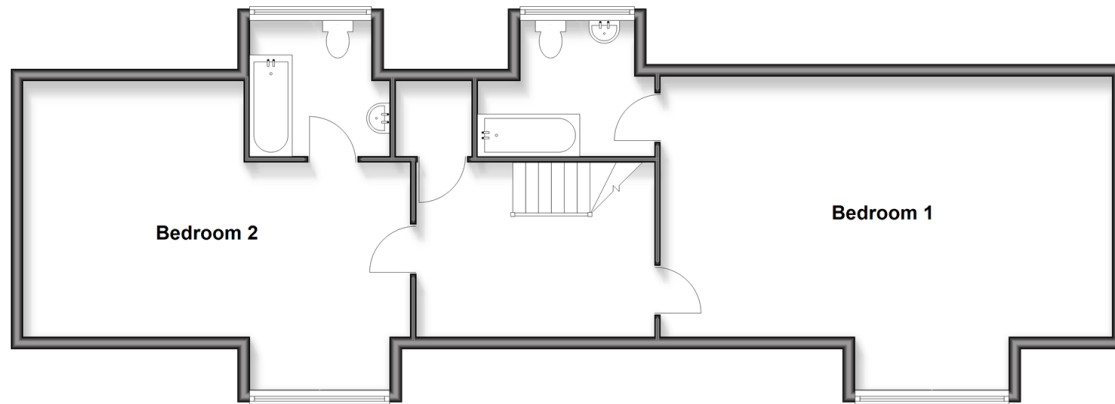
Secure this property  
for up to **59% less!**

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Helping you move forwards

**Ground Floor**  
Approx. 136.2 sq. metres (1466.2 sq. feet)



**First Floor**  
Approx. 84.6 sq. metres (910.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 24'9 x 12'0 (7.55m x 3.66m)

Dining Room : 22'0 x 9'11 (6.71m x 3.02m)

Bedroom 5: 12'1 x 9'6 (3.69m x 2.90m)

Bedroom 4: 13'2 x 9'2 (4.02m x 2.80m)

Bathroom : 8'5 x 5'9 (2.57m x 1.75m)

Kitchen : 32'1 x 9'0 (9.79m x 2.75m)

Utility Room : 9'6 x 9'1 (2.90m x 2.77m)

Bedroom 3 : 17'1 x 9'8 (5.21m x 2.95m)

En-Suite Shower Room: 5'10 x 5'10 (1.78m x 1.78m)

### FIRST FLOOR

Landing

Bedroom 1: 25'2 x 21'9 (7.68m x 6.63m)

En-Suite Bathroom : 9'6 x 7'9 (2.90m x 2.36m)

Bedroom 2 : 21'2 x 17'0 (6.46m x 5.19m)

En-Suite Bathroom: 7'6 x 7'6 (2.29m x 2.29m)

### OUTSIDE

Off Road Parking

Garden to Front

Garden to Rear



## Main features

- Well-proportioned bedrooms across two floors
- Spacious lounge with access to a separate dining room
- Modern kitchen with adjoining utility room
- Ample off-road parking
- Large rear garden ideal for families and entertaining



### Nearest Schools

Primary Schools: Birchington C of E Primary 0.9 miles, St Saviour's C of E Junior School 1.8 miles, St Nicholas At Wade C of E Primary 2.6 miles  
Secondary Schools: King Ethelbert School 1.3 miles, Ursuline College 1.5 miles



### Transport Information

Train Stations: Birchington-On-Sea 0.5 miles, Westgate-on-Sea 2.0 miles, Margate 3.4 miles



### Address

Grenham Bay Avenue, Minnis Bay, Birchington, Kent, CT7



### Directions

For directions to this property please contact us.



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Helping you move forwards

Call Birchington Branch 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 50% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(69) POTENTIAL: C(74)

10129409/20250924/ER/AT