



Connells

Hengist Road
Birchington

Hengist Road
Birchington CT7 9QP

for sale guide price
£750,000



Property Description

Located on the prestigious Hengist Road, just a stone's throw from the beach, this beautifully presented four-bedroom detached home offers the perfect blend of modern family living and coastal lifestyle. Finished to an impressive standard throughout, the property is truly turn-key ready, allowing its next owners to move straight in and enjoy everything this exceptional home has to offer.

At the heart of the property is a stunning open-plan reception space, thoughtfully designed for modern living and entertaining. Combining style and functionality, the spacious living, dining and entertaining areas create a bright and sociable environment, flooded with natural light and perfectly suited to family life.

The accommodation is both generous and versatile, with four well-proportioned bedrooms providing ample space for growing families, visiting guests or those seeking dedicated home-working space. Every room has been tastefully maintained, creating a contemporary and welcoming feel throughout.

A particular highlight is the impressive first-floor balcony, offering the perfect place to unwind whilst enjoying the coastal surroundings and fresh sea air. Whether hosting friends, enjoying a morning coffee or relaxing after a day by the sea, this wonderful outdoor space further enhances the property's appeal.

Outside, the property benefits from attractive gardens and ample parking, while Birchington's beautiful coastline is quite literally on your doorstep.

Ground Floor

Porch

Lounge/Dining Area

24' 10" x 21' 2" (7.57m x 6.45m)

Family Area

15' 7" x 9' 2" (4.75m x 2.79m)

Kitchen

11' 9" x 11' 3" (3.58m x 3.43m)

Conservatory

12' 4" x 10' 7" (3.76m x 3.23m)

Utility Room

Shower Room

Study

19' 7" x 8' 3" (5.97m x 2.51m)

First Floor

Bedroom One

15' x 12' 11" (4.57m x 3.94m)

Bedroom Two

11' 5" x 9' 6" (3.48m x 2.90m)

Balcony

13' 9" x 4' 7" (4.19m x 1.40m)

Bedroom Three

12' 9" x 8' 8" (3.89m x 2.64m)

Balcony

19' 2" x 11' 9" (5.84m x 3.58m)

Bedroom Four

8' 11" x 8' 10" (2.72m x 2.69m)

Bathroom

8' 7" x 7' 5" (2.62m x 2.26m)

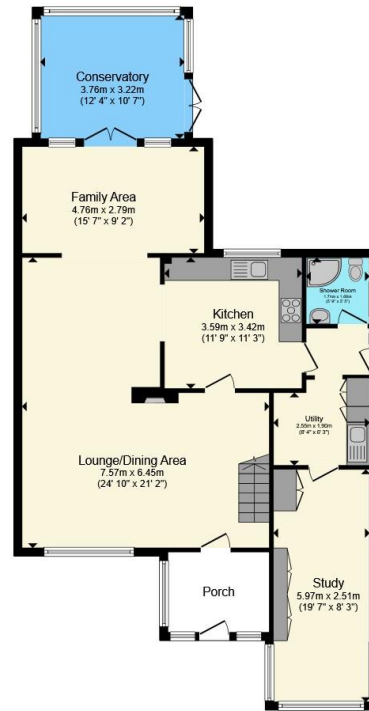
Agent Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

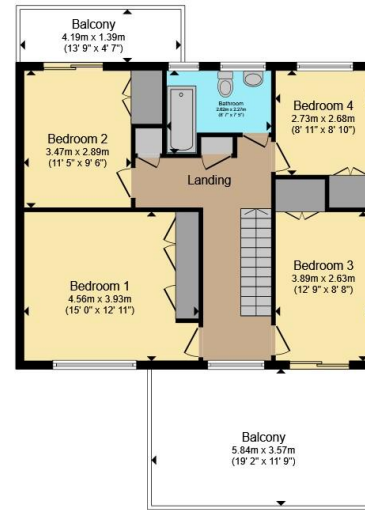








Ground Floor



First Floor

Total floor area 173.8 m² (1,871 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C Council Tax
 Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/CBY407254



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