



Price
£350,000

Freehold

3x  1x  2x 

**Alpha Road,
Birchington, Kent, CT7**

Wards
Helping you move forwards



Main features

- Popular Birchington location
- Large front driveway
- No chain
- Close to local amenities and village
- Large rear garden – the property's main selling feature

Accommodation

GROUND FLOOR

Porch
 Entrance Hallway
 Lounge : 14'1 x 13'2 (4.30m x 4.02m)
 Dining Room : 12'6 x 11'1 (3.81m x 3.38m)
 Kitchen : 13'5 x 8'6 (4.09m x 2.59m)
 Conservatory : 11'6 x 8'1 (3.51m x 2.47m)

FIRST FLOOR

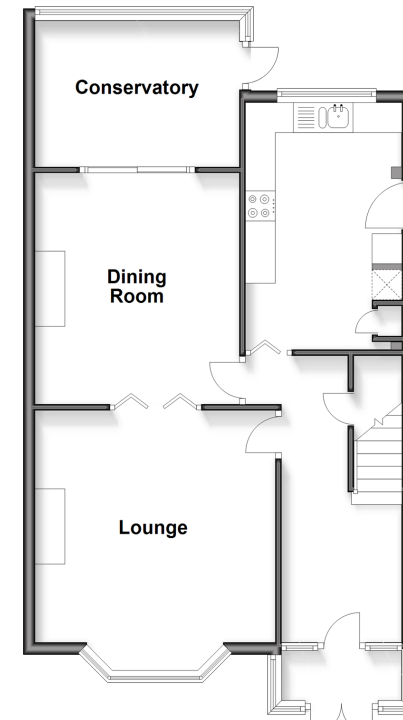
Landing
 Bedroom 1 : 14'1 x 11'6 (4.30m x 3.51m)
 Bedroom 2 : 12'7 x 11'3 (3.84m x 3.43m)
 Bedroom 3 : 9'4 x 8'7 (2.85m x 2.62m)
 Shower Room: 8'5 x 6'5 (2.57m x 1.96m)

OUTSIDE

Off Road Parking
 Garden to Rear

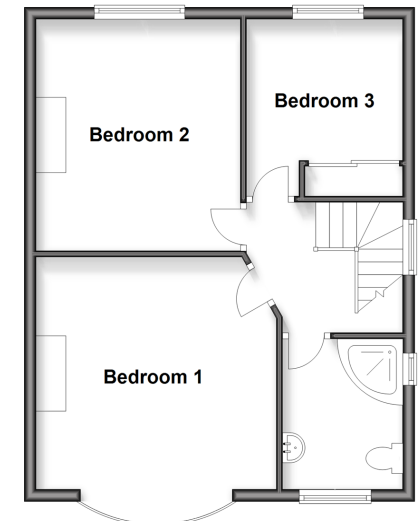
Ground Floor

Approx. 62.1 sq. metres (668.5 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Call Birchington - 01843 842551 ■ wardsofkent.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



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