



**Price**  
**£292,000**

**Freehold**

3x  1x  1x 

**Hawkhurst Close,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain free
- Off road parking and garage
- Generous size rear garden
- Within a short distance to the local shops, train station and sea
- Situated in a cul-de-sac



### Nearest Schools

Primary Schools: Birchington C of E Primary 0.5 miles, St Saviour's C of E Junior School 0.9 miles, Garlinge Primary and Nursery 2.1 miles  
Secondary Schools: King Ethelbert School 0.4 miles, Ursuline College 0.6 miles, Hartsdown Technology College 2.4 miles



### Transport Information

Train Stations: Birchington-On-Sea 0.4 miles, Westgate-on-Sea 1.1 miles, Margate 2.6 miles

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge/Diner : 24'11 x 14'3 (7.60m x 4.35m)

Kitchen : 11'1 x 8'4 (3.38m x 2.54m)

Bathroom : 5'6 x 5'1 (1.68m x 1.55m)

Bedroom 3 : 8'3 x 7'5 (2.52m x 2.26m)

Bedroom 1 : 12'2 x 9'9 (3.71m x 2.97m)

Bedroom 2 : 9'4 x 9'1 (2.85m x 2.77m)

#### Conservatory

### OUTSIDE

#### Garden to Front

#### Garden to Rear

#### Garage and Off Road Parking

**Call Birchington - 01843 842551 ■ [wardsofKent.co.uk](http://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



10130051/20251205/DL/ER