



**Guide Price**  
**£90,000**

**Leasehold**

1x  1x  1x 

**Homebirch House,  
Hunting Gate,  
Birchington, Kent, CT7**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- Ground floor retirement flat
- Direct access to the communal gardens
- Beautifully presented throughout
- Being sold with no onward chain
- Close to shops, bus routes, train station and local amenities

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom : 15'7 x 8'9 (4.75m x 2.67m)

Lounge : 14'3 x 11'8 (4.35m x 3.56m)

Kitchen : 7'3 x 5'11 (2.21m x 1.80m)

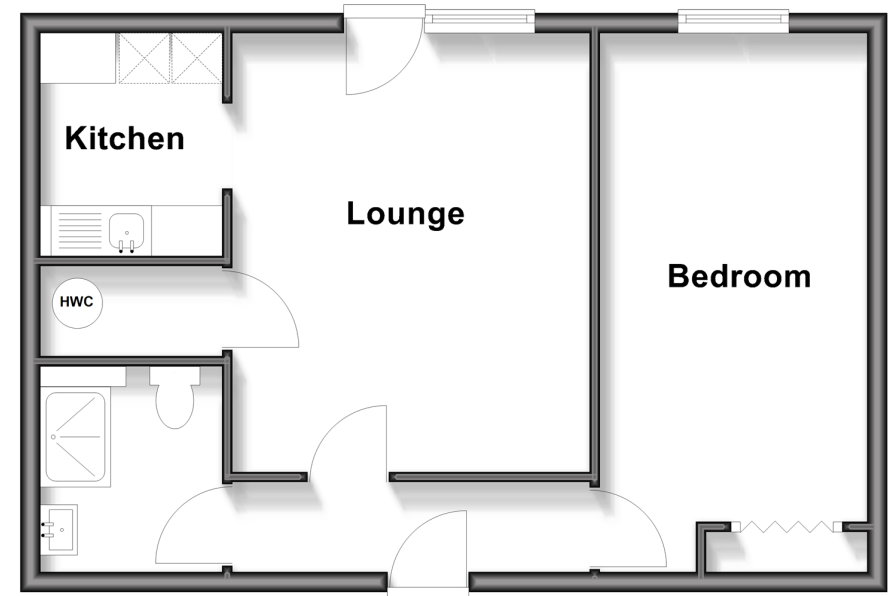
Shower Room : 6'9 x 5'11 (2.06m x 1.80m)

### OUTSIDE

Communal Garden

## Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



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  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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