

Minnis Road, Minnis Bay, Birchington, CT7 9NY

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Minnis Road

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Guide Price £535,000

Freehold

Situated on the sought-after Minnis Road, within walking distance of Minnis Bay and its popular coastline, this well-maintained detached family home offers generous and versatile accommodation in a highly desirable coastal setting. Combining modern construction with character features, the property provides an ideal environment for family living, with spacious interiors, excellent outdoor space and convenient access to Birchington village and its mainline railway station.

The ground floor accommodation begins with an open porch leading into a large and welcoming entrance hall, complete with a coat store and useful understairs storage. The modern fitted kitchen is well equipped with a range of base and wall units, granite work surfaces, a breakfast bar and space for a full range cooker, leading through to a lobby area with access to a downstairs shower room. The main living room forms part of a two-storey extension and offers a bright dual aspect space, centred around a log-burning stove with period-style detailing including feature ceiling beams and stained-glass windows. A separate reception room to the rear is currently arranged as a formal dining room, with patio doors opening onto a veranda and providing a pleasant outlook over the garden.

On the first floor, a central landing provides access to a modern three-piece family bathroom and four well-proportioned double bedrooms. Two of the bedrooms enjoy views over the rear garden, while the extended section of the house offers additional flexible space including a useful home office area. Further versatility is provided by two loft rooms accessed via a drop-down ladder, one of which has been boarded and fitted with skylights, making it suitable for storage or use as a home gym.

Externally, the property benefits from a block-paved driveway to the front, providing off-street parking for multiple vehicles. The rear garden is a standout feature, enjoying a sunny aspect and offering a large lawned area bordered by mature hedging, trees and planted beds for privacy. To the rear, a raised decking area creates an excellent seating and entertaining space, complemented by a timber shed with power, a covered hot tub and a recently constructed timber summer house, fully equipped with lighting, power and double glazing, ideal for use as a garden room or entertaining space. This is a superb opportunity to acquire a spacious and well-appointed family home in a prime coastal location, perfectly suited to modern living.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Open Porch
Entrance Hall
Dining Room 3.64 x 5.64
Kitchen 4.09 x 4.62
Shower Room
Living Room 4.16 x 6.98

First Floor

Landing
Bedroom 1 3.68 x 3.93
Bedroom 2 3.11 x 3.64
Bathroom
Office 2.87 x 3.19
Bedroom 3 3.45 x 4.16
Bedroom 4 3.44 x 4.25

External

Summer House 3.80 x 4.80



Services: (Mains) Water, Gas, Electricity & Drainage.

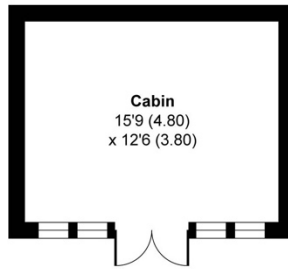
Council Tax: Band D (Thanet District Council)

Energy Rating: Current 72 | C. Potential 80 | C.

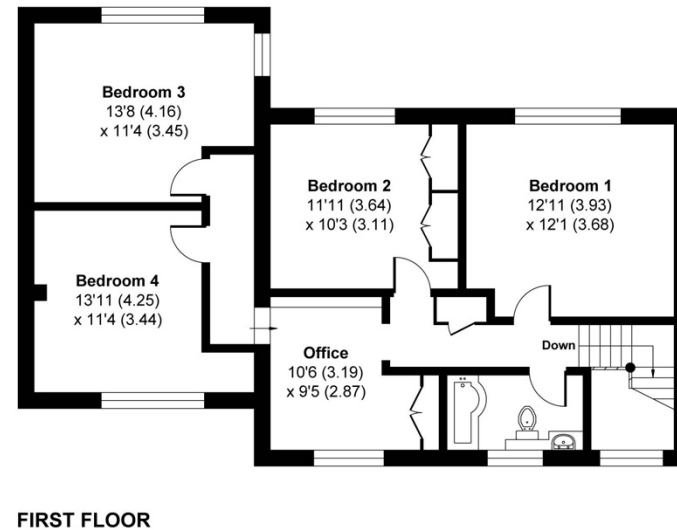
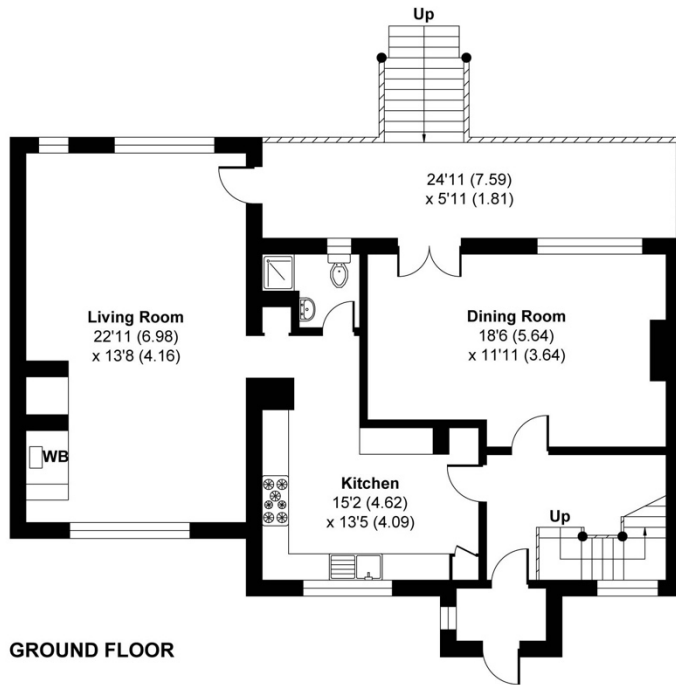
Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

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Minnis Road, Birchington
Approximate Gross Internal Area = 157.07 sq m / 1690.68 sq ft
Cabin = 18.24 sq m / 196.33 sq ft
For identification only - Not to scale



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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