



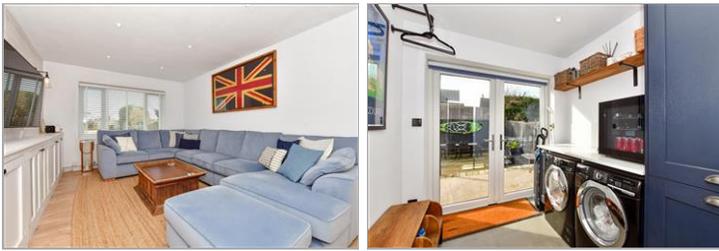
Price
£650,000

Freehold

4x  3x  1x 

**Canute Road, Minnis
Bay, Birchington, Kent,
CT7**

Wards
Helping you move forwards



Main features

- Stunning family home with handy utility area
- Spacious open plan living on the ground floor, perfect for entertaining
- Picturesque views from the bedroom upstairs
- Immaculate condition throughout
- Located in a very popular area with breathtaking views of the sea

Accommodation

SPLIT LEVEL GROUND FLOOR

- Porch
- Entrance Hallway
- Shower Room
- Former Garage Used as A Gym: 16'4 x 7'4 (4.98m x 2.24m)
- Kitchen/Diner/Lounge : (L-shaped) 32'4 x 30'4 (9.86m x 9.25m) plus 18'9 x 11'11 (5.72m x 3.63m)
- Utility : 7'9 x 7'2 (2.36m x 2.19m)

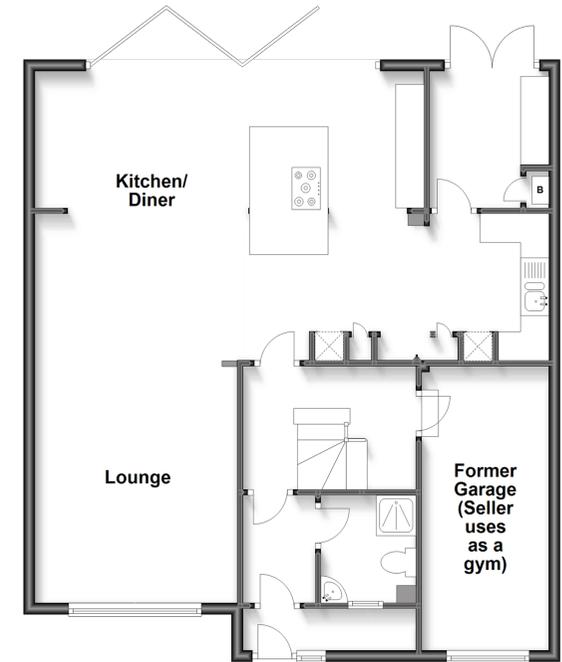
FIRST FLOOR

- Landing
- Bedroom 1 : 17'11 x 7'4 (5.46m x 2.24m)
- En-Suite Bathroom
- Bedroom 2 : 13'0 x 9'11 (3.97m x 3.02m)
- Bedroom 3 : 11'9 x 10'4 (3.58m x 3.15m)
- Bedroom 4 : 10'0 x 9'0 (3.05m x 2.75m)
- Shower Room

OUTSIDE

- Garden to Front and Rear
- Off Road Parking

Split Level Ground Floor
Approx. 88.1 sq. metres (948.5 sq. feet)



First Floor
Approx. 61.3 sq. metres (659.6 sq. feet)



Call Birchington - 01843 842551 ■ wardsof Kent.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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



10122229/20240501/LM/DS