



Guide Price
£450,000

Freehold

3x  1x  2x 

**Devon Gardens,
Birchington, Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Exceptional kitchen/diner area, designed to a very high standard**
- **Stunning views across the fields**
- **Off road parking to the front**
- **Beautiful rear garden with cabin with electric which is perfect for a study or bar**
- **Popular location on the garden estate**

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge : 24'2 x 14'3 (7.37m x 4.35m)

Kitchen/Diner : (L-shaped) 25'2 x 20'6 (7.68m x 6.25m) plus 14'2 x 6'6 (4.32m x 1.98m)

FIRST FLOOR

Landing

Bathroom : 8'6 x 5'7 (2.59m x 1.70m)

Bedroom 1 : 13'7 x 11'5 (4.14m x 3.48m)

Bedroom 2 : 15'2 x 9'8 (4.63m x 2.95m)

Bedroom 3 : 9'1 x 8'7 (2.77m x 2.62m)

OUTBUILDING

Room 1

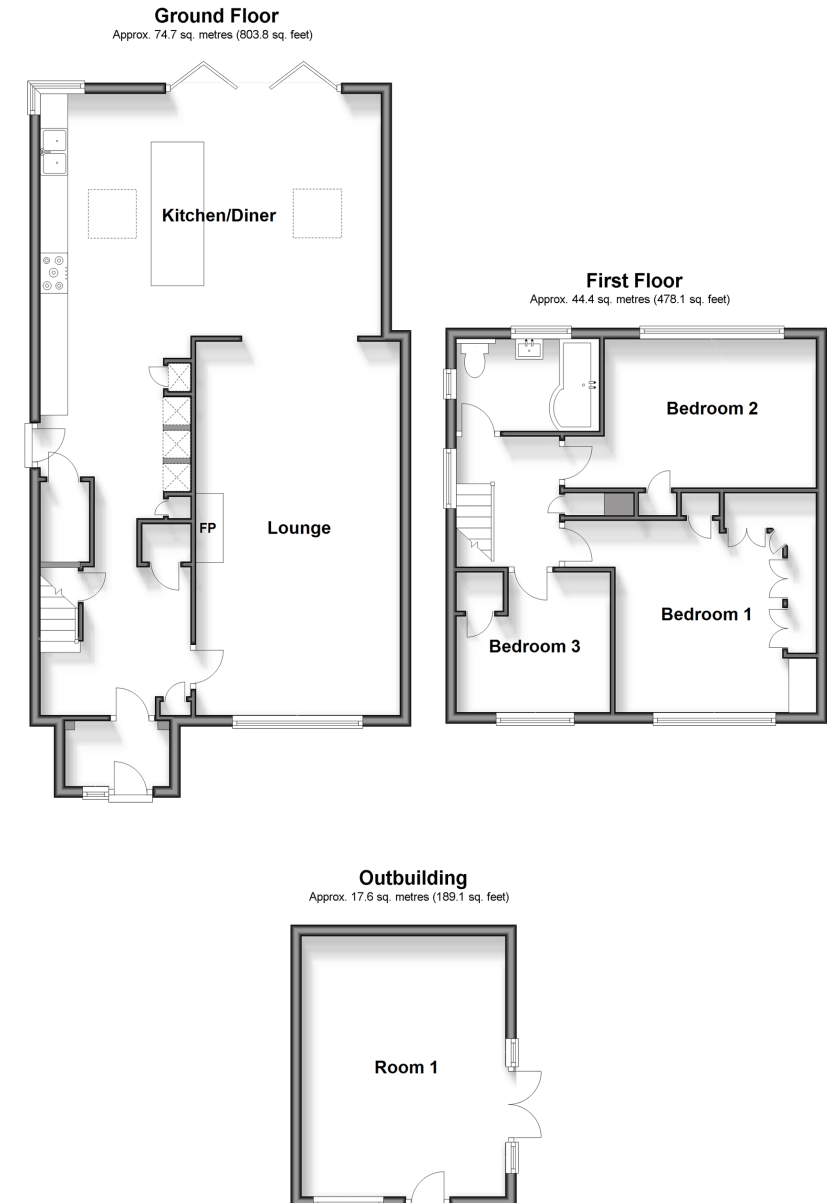
OUTSIDE

Garden to Front and Rear

Off Road Parking

Call Birchington - 01843 842551 ■ wardsofkent.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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10127987/20240330/DL/DS