



**Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**St. Mildred's Avenue,  
Birchington, Kent, CT7**

**OVER 60?**

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



Virtual Reality Tour available

*Wards*  
Helping you move forwards





## Main features

- Beautiful family home
- Presented to a brilliant standard
- Handy summer house and storage in the garden
- Spacious welcome area as soon as you walk in
- Perfect location just a short walk down to the sea

## Accommodation

### SPLIT LEVEL GROUND FLOOR

Entrance Hallway: 10'7 x 9'4 (3.23m x 2.85m)  
 Dining Room : 15'7 x 8'4 (4.75m x 2.54m)  
 Inner Hallway  
 Kitchen : 11'4 x 8'6 (3.46m x 2.59m)  
 Lounge : 18'2 x 13'2 (5.54m x 4.02m)

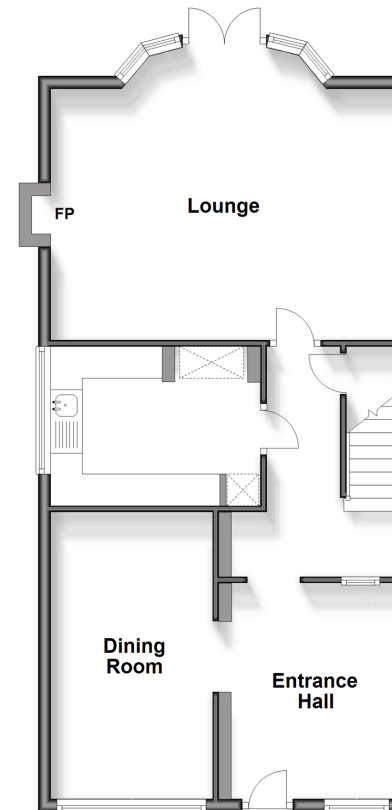
### FIRST FLOOR

Landing  
 Bedroom 1 with Shower: 18'3 x 14'9 (5.57m x 4.50m)  
 Bathroom  
 Separate Toilet  
 Bedroom 2 : 13'0 x 9'4 (3.97m x 2.85m)  
 Bedroom 3 : 12'11 x 10'1 (3.94m x 3.08m)

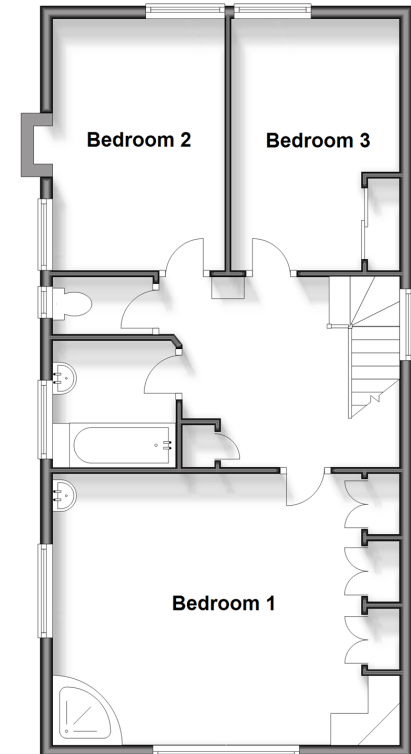
### OUTSIDE

Off Road Parking  
 Garden to Front and Rear  
 Summer House

**Split Level Ground Floor**  
 Approx. 63.0 sq. metres (678.4 sq. feet)



**First Floor**  
 Approx. 62.8 sq. metres (675.7 sq. feet)



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



10128773/20240210/DL/DS