



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

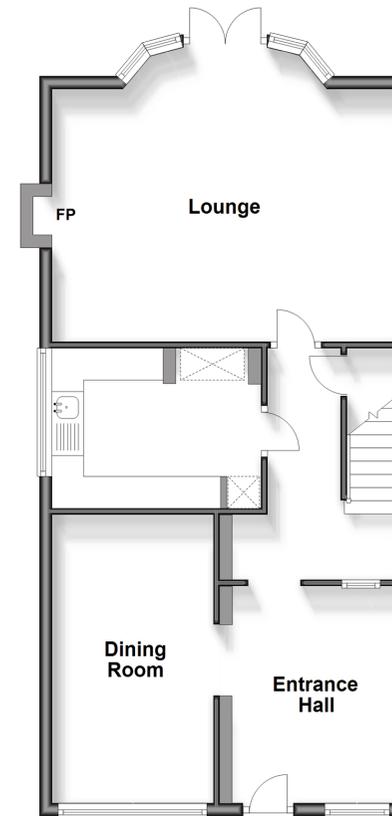
Landing
 Bedroom 1 with Shower: 18'3 x 14'9 (5.57m x 4.50m)
 Bathroom
 Separate Toilet
 Bedroom 2 : 13'0 x 9'4 (3.97m x 2.85m)
 Bedroom 3 : 12'11 x 10'1 (3.94m x 3.08m)

OUTSIDE

Off Road Parking
 Garden to Front and Rear
 Summer House

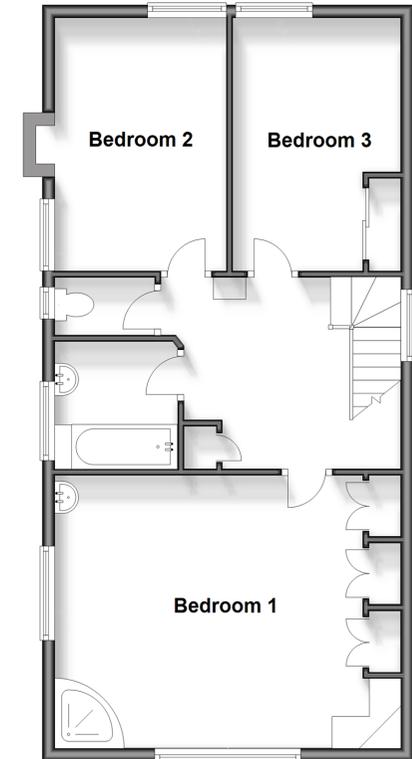
Split Level Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



First Floor

Approx. 62.8 sq. metres (675.7 sq. feet)



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



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