



Price
£315,000

Freehold

2x  1x  1x 

**Park Lane, Birchington,
Kent, CT7**



Wards
Helping you move forwards



Main features

- **In need of modernisation**
- **Sunny aspect rear garden**
- **Situated in close proximity to local primary and secondary school**
- **Located close to Birchington Village with all it's amenities**
- **Offered chain free**



Nearest Schools

Primary Schools: Birchington C of E Primary 0.1 miles, St Saviour's C of E Junior School 1.7 miles, Minster C of E Primary 3.0 miles

Secondary Schools: King Ethelbert School 1.1 miles, Ursuline College 2.4 miles, Hartsdown Technology College 3.2 miles



Transport Information

Train Stations: Birchington-On-Sea 0.7 miles, Westgate-on-Sea 2.0 miles, Minster 3.0 miles

Accommodation

GROUND FLOOR

Entrance Hall: 9'4 x 3'10 (2.85m x 1.17m)
Lounge: 20'2 x 9'11 (6.15m x 3.02m)
Conservatory: 15'1 x 8'0 (4.60m x 2.44m)
Kitchen: 9'4 x 8'10 (2.85m x 2.69m)
Bedroom 1: 11'9 x 9'5 (3.58m x 2.87m)
Bedroom 2: 8'11 x 8'11 (2.72m x 2.72m)
Bathroom: 7'3 x 5'6 (2.21m x 1.68m)

OUTSIDE

Front Garden
Rear Garden
Off Road Parking

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
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fitings, planning, alterations and/or lease details



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