



**Price**

**£65,000**

2x  1x  1x 

**"Lg", Shottendane  
Road, Birchington, Kent,  
CT7**



**Video Tour available**

***Wards***  
Helping you move forwards



## Main features

- No Chain
- Highly sought after park home with decking
- Extremely well presented throughout
- En-suite to the main bedroom
- Great position situated on an end corner plot



### Transport Information

Train Stations: Westgate-on-Sea 1.5 miles, Birchington-On-Sea 2.2 miles, Margate 3.0 miles

## Accommodation

### GROUND FLOOR

Bathroom: 6'5 x 5'11 (1.96m x 1.80m)

Bedroom: 9'3 x 7'2 (2.82m x 2.19m)

En-suite Shower Room: 7'11 x 6'9 (2.41m x 2.06m)

Bedroom 2: 9'8 x 6'3 (2.95m x 1.91m)

Kitchen: 12'11 x 8'11 (3.94m x 2.72m)

Lounge: 12'10 x 12'4 (3.91m x 3.76m)

### OUTSIDE

Allocated Parking

**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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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