

**Guide Price**  
**£350,000**  
**Freehold**

2x  1x  1x 

Grenham Bay Avenue, Minnis Bay,  
Birchington, Kent, CT7

*Wards*  
Helping you move forwards





## Main features

- Stunning new build
- Being sold with 12 month warranty
- No onward chain
- Offering open plan living, perfect for entertaining
- Short walk down to the sea and one of Thanet's nicest beaches

## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 1 : 11'8 x 10'4 (3.56m x 3.15m)

Shower Room : 6'2 x 5'5 (1.88m x 1.65m)

Bedroom 2 : 8'5 x 6'2 (2.57m x 1.88m)

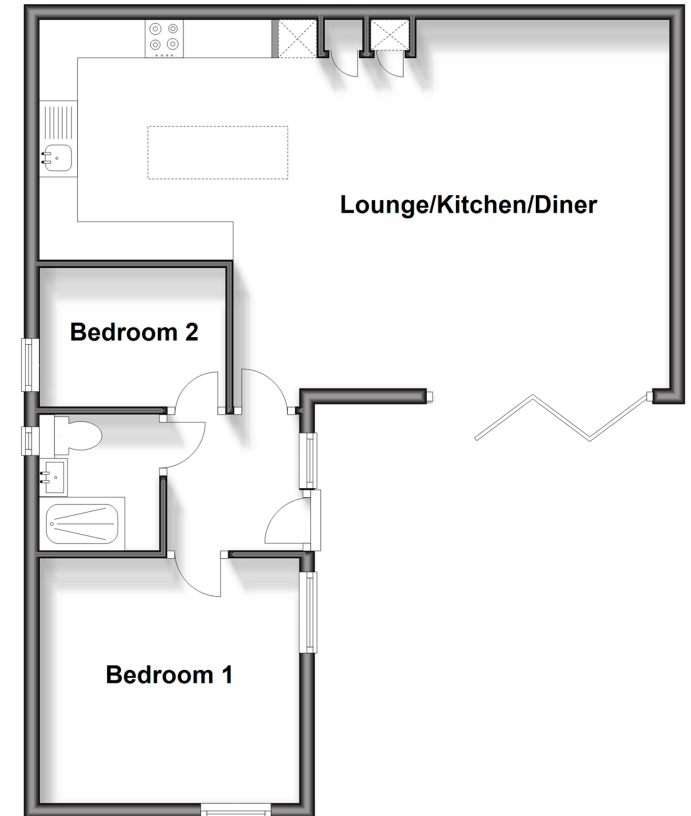
Lounge/Kitchen/Diner: (L-shaped)  
15'7 x 14'10 (4.75m x 4.52m) plus  
8'8 x 3'9 (2.64m x 1.14m)

### OUTSIDE

Off Road Parking

### Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



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



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