



**OVER 60?**

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

**Guide Price**  
**£425,000**

**Freehold**

3x  1x  1x 

**Hunting Gate,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards





## Main features

- Being sold with no onward chain
- Stunning family home
- Brilliant outbuilding with electric, perfect for a study or snug
- Presented beautifully, ready for you to move straight into
- Situated in a lovely quiet cul-de-sac, just a short walk from the train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Kitchen : 12'6 x 7'5 (3.81m x 2.26m)

Lounge/Dining Area: 24'1 x 9'10 (7.35m x 3.00m)

Conservatory Area: 14'2 x 9'2 (4.32m x 2.80m)

### FIRST FLOOR

Landing

Bedroom 1 : 11'5 x 9'11 (3.48m x 3.02m)

Bedroom 2: 9'11 x 8'11 (3.02m x 2.72m)

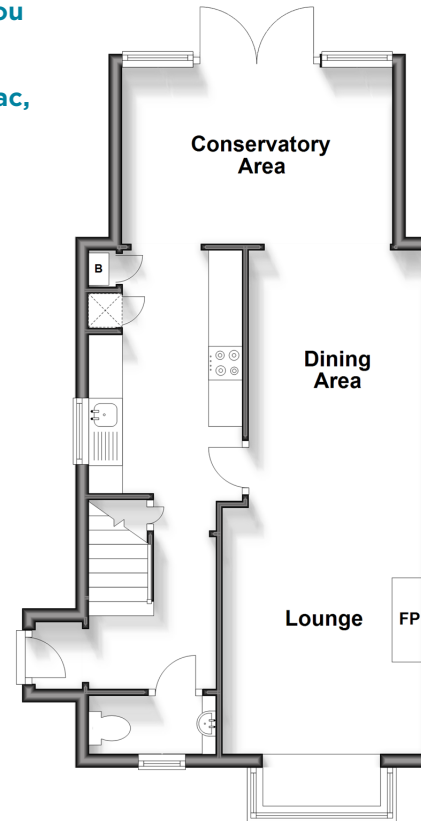
Bedroom 3 : 8'6 x 6'7 (2.59m x 2.01m)

Bathroom

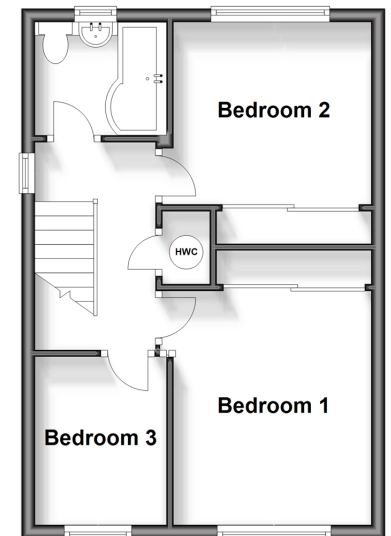
### OUTSIDE

Garden to Front and Rear

**Ground Floor**  
Approx. 49.9 sq. metres (537.0 sq. feet)



**First Floor**  
Approx. 37.5 sq. metres (403.4 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.



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