



Guide Price
£550,000

Freehold

4x  1x  1x 

**Manor Road, St Nicholas
At Wade, Birchington,
Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hallway

Lounge/Diner: 26'3 x 25'3 (8.01m x 7.70m)

Study : 8'1 x 4'8 (2.47m x 1.42m)

Inner Hallway

Cloakroom

Kitchen : 14'7 x 10'6 (4.45m x 3.20m)

Storage Area

FIRST FLOOR

Landing

Bathroom

Utility Room : 10'0 x 5'3 (3.05m x 1.60m)

Bedroom 1 : 20'5 x 12'9 (6.23m x 3.89m)

Bedroom 2 : 17'1 x 12'8 (5.21m x 3.86m)

Sun Room : 15'8 x 4'7 (4.78m x 1.40m)

SECOND FLOOR

Landing

Bedroom 3 : 16'2 x 12'6 (4.93m x 3.81m)

Bedroom 4 : 12'6 x 8'7 (3.81m x 2.62m)

OUTSIDE

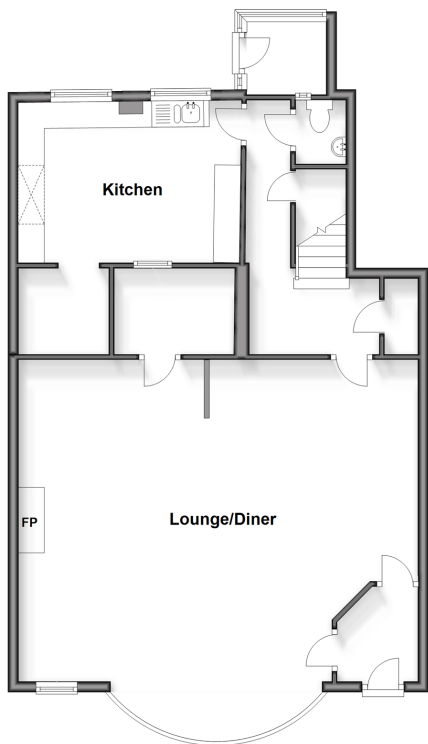
Garden to Front and Rear

Garage En-Bloc

Summer House

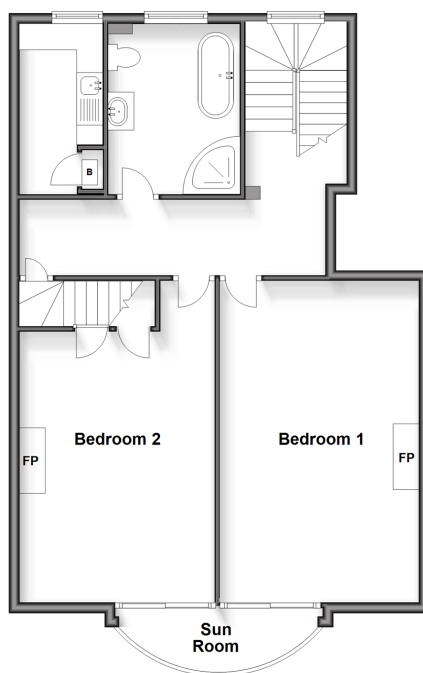
Ground Floor

Approx. 83.4 sq. metres (896.2 sq. feet)



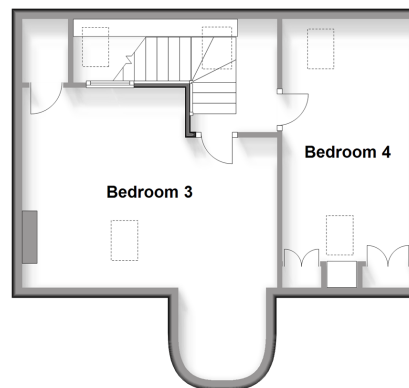
First Floor

Approx. 79.0 sq. metres (850.7 sq. feet)



Second Floor

Approx. 41.8 sq. metres (449.6 sq. feet)





Main features

- Steeped in history and full of warmth
- Original parquet flooring, open fire and stunning high ceilings
- Beautiful big bay windows, allowing the natural light to flood in
- Located in the popular village of St. Nicholas at Wade
- Utility room
- Well-tended front and rear gardens



Nearest Schools

Primary Schools: St Nicholas At Wade C of E Primary 0.3 miles, Monkton C of E Primary 1.4 miles, Birchington C of E Primary 2.7 miles
Secondary Schools: King Ethelbert School 3.4 miles, Ursuline College 3.6 miles



Transport Information

Train Stations: Birchington-On-Sea 2.7 miles, Minster 3.0 miles, Westgate-on-Sea 4.1 miles



Address

Manor Road, St Nicholas At Wade, Birchington, Kent, CT7



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Birchington Branch 01843 842551 ■ wardsofkent.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/fittings, planning, alterations and/or lease details
- 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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