



**Price**

**£290,000**

**Freehold**

2x  1x  1x 

**Park Avenue,  
Birchington, Kent, CT7**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Ready for someone to really make it their own
- Wonderful rear garden, perfect for a keen gardener
- Close to Birchington High Street and local amenities
- Spacious lounge perfect for entertaining friends and family



### Nearest Schools

Primary Schools: Birchington C of E Primary 0.2 miles, St Saviour's C of E Junior School 1.4 miles, Monkton C of E Primary 2.3 miles  
Secondary Schools: King Ethelbert School 0.9 miles, Ursuline College 1.1 miles, Hartsdown Technology College 2.9 miles



### Transport Information

Train Stations: Birchington-On-Sea 0.8 miles, Westgate-on-Sea 2.1 miles, Minster 3.2 miles

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

Lounge : 16'9 x 12'0 (5.11m x 3.66m)

Conservatory : 12'0 x 9'1 (3.66m x 2.77m)

Kitchen : 12'6 x 9'7 (3.81m x 2.92m)

Bedroom 2: 12'2 x 11'8 (3.71m x 3.56m)

Bedroom 1 : 12'1 x 12'0 (3.69m x 3.66m)

Bathroom: 8'4 x 5'7 (2.54m x 1.70m)

### OUTSIDE

Garage

Off Road Parking

Garden to Front and Rear

**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

- 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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