



Guide Price
£400,000

Freehold

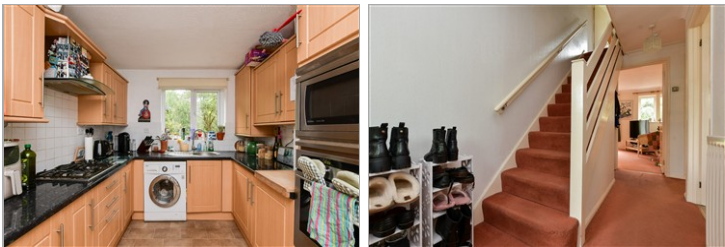
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**Hunting Gate,
Birchington, Kent, CT7**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Chain free
- Prime location
- Double garage and off road parking
- Located within a short distance to Birchington high street and train station
- Perfect family home

Accommodation

GROUND FLOOR

Entrance Hall
Office: 10'5 x 8'5 (3.18m x 2.57m)
Cloakroom
Kitchen: 11'4 x 9'3 (3.46m x 2.82m)
Lounge: 14'2 x 11'3 (4.32m x 3.43m)

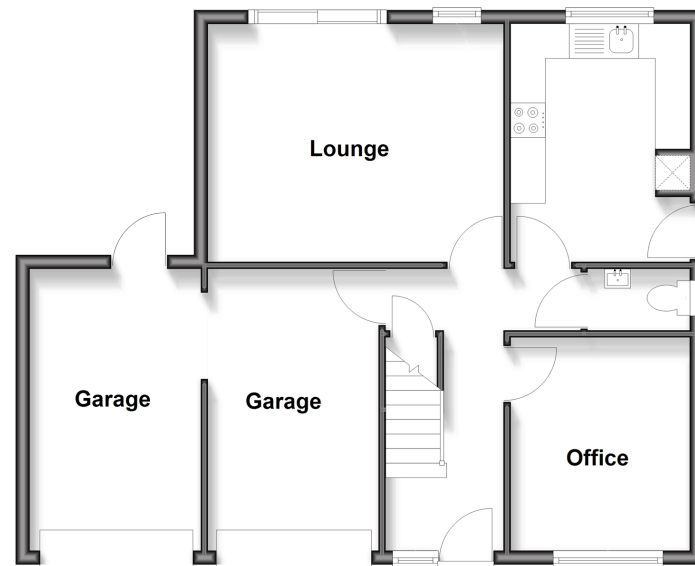
FIRST FLOOR

Landing
Bedroom 1: 14'1 x 11'4 (4.30m x 3.46m)
En-suite Shower Room: 5'1 x 4'6 (1.55m x 1.37m)
Family Bathroom: 9'5 x 8'1 (2.87m x 2.47m)
Bedroom 4: 7'9 x 6'6 (2.36m x 1.98m)
Bedroom 3: 10'7 x 7'6 (3.23m x 2.29m)
Bedroom 2: 11'4 x 8'2 (3.46m x 2.49m)

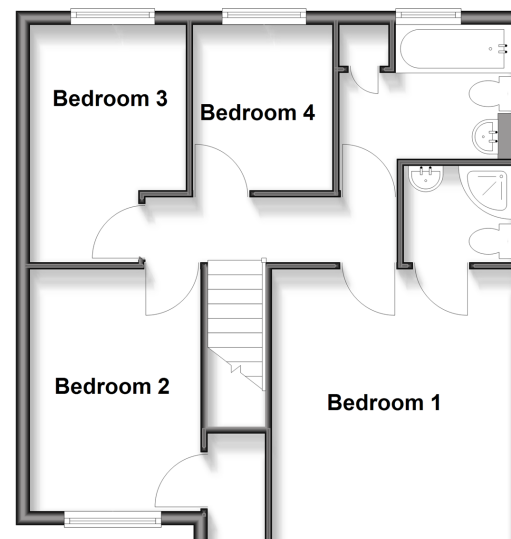
OUTSIDE

Front Garden
Double Garage
Rear Garden

Ground Floor
Approx. 63.4 sq. metres (682.7 sq. feet)



First Floor
Approx. 51.5 sq. metres (554.3 sq. feet)



Call Birchington - 01843 842551 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease