



Terence Painter

ESTATE AGENTS

- Detached House
- Four Bedrooms
- Prestigious Location
- Located Within Yards of the Seafront
- 26' Lounge/Diner
- Landscaped Rear Garden With Summerhouse
- Garage & Driveway
- Well Appointed Bathroom & Separate Cloakroom/W.C
- Fitted Kitchen/Breakfast Room & Utility Room
- Conservatory with Bi-Folding Doors
- Well Presented Accommodation
- Located close to Shops, Beach & Transport Links



Nor-Easter, Cliff Road, Birchington, Kent. CT79JX.

Freehold £650,000

SPACIOUS DETACHED RESIDENCE IDEALLY LOCATED FOR FAMILY LIFE, CLOSE TO THE SEAFRONT, SHOPS & TRAIN STATION.

This wonderful home is located on arguably one of Birchington's most prestigious roads within easy access of the seafront and local amenities. This attractive house was constructed by highly regarded local builders St Crispins Homes and has been lovingly maintained by the current vendors who present it in fantastic condition inside and out.

The generous accommodation of this property is arranged over two floors and comprises a welcoming 21' entrance hall, cloakroom/w.c, 26' double aspect lounge/diner, conservatory with bi-folding doors, spacious fitted kitchen/breakfast room and a utility room. On the first floor are four bedrooms and a well-appointed bathroom with a corner bath and shower cubicle.

Externally this home continues to impress with a beautifully maintained landscaped rear with a large Indian sandstone patio and timber-built summer house. There is an integral garage and block paved driveway.

Call Terence Painter Estate Agents now on 01843 866866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a part glazed UPVC front door to the entrance hall.

### Entrance Hall

6.40m x 1.76m (21' 0" x 5' 9") There are carpeted stairs to the first floor, under stairs storage cupboard, radiator, engineered wooden flooring and doors leading off to the cloakroom/w.c, lounge/diner and kitchen.

### Lounge/Diner

7.92m x 3.97m (26' 0" x 13' 0") This double aspect room features a double glazed bay window to the front of the property and double glazed sliding patio doors to the conservatory. There is a feature stone fireplace with a gas fire inset, media points, engineered wooden flooring and a glazed door to the kitchen.

### Conservatory

3.98m x 3.50m (13' 1" x 11' 6") This lovely room features three section mahogany bi-folding doors to the side and glazed French doors to the rear which both provide access to the garden. There is under floor heating, contemporary style column radiator, feature brick wall and carpet flooring.

### Kitchen/Breakfast Room

4.36m x 2.98m (14' 4" x 9' 9") There is a double glazed window to the rear of the property which enjoys views over the garden, extensive range of wood panelled wall, base and drawer units with integrated appliances including an electric oven/grill and a four burner gas hob with an extractor hood over. There is space and plumbing for a dishwasher and fridge/freezer, under unit lighting, stainless steel sink unit with mixer tap inset to roll top worksurfaces, localised wall tiling, tiled flooring and a door to the utility room.

### Utility Room

2.49m x 1.95m (8' 2" x 6' 5") There is a double glazed upvc door with side light to the side of the property, door to the garage, fitted units with space and plumbing for a washing machine and tumble dryer, radiator and tiled flooring.

## First Floor

### Landing

There is an airing cupboard, loft hatch, carpet flooring and doors leading off to the bedrooms and bathroom.

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## Bedroom One

3.98m x 3.39m (13' 1" x 11' 1") There is a double glazed window to the front of the property, radiator and carpet flooring.

## Bedroom Two

4.03m x 2.42m (13' 3" x 7' 11") There is a double glazed window to the rear of the property, radiator and carpet flooring.

## Bedroom Three

3.00m x 2.97m (9' 10" x 9' 9") There is a built in wardrobe, recess cupboard, double glazed window to the rear of the property, radiator and carpet flooring.

## Bedroom Four

2.98m x 1.88m (9' 9" x 6' 2") There is a recess cupboard, double glazed window to the front of the property, Velux window to the side, radiator and carpet flooring.

## Bathroom

2.76m x 1.98m (9' 1" x 6' 6") There is a frosted double glazed window to the side of the property, fully tiled corner shower cubicle, low level w.c and a pedestal wash hand basin. This room also features an illuminated fitted mirror, contemporary style chrome towel radiator, down lights and fully tiled walls and flooring.

## Rear Garden

16.80m x 9.90m (55' 1" x 32' 6") This beautifully maintained westerly facing garden features a large Indian sandstone patio area immediately to the property with a complementing footbath to the side of the house to the side access gate. The garden is mainly laid to lawn with well stocked raised flower beds with an eclectic range of mature trees, hedges and plantings. There is a timber built summer house, pagoda seating area, outside power points and lighting.

## Driveway & Garage

5.31m x 2.61m (17' 5" x 8' 7") This garage features a remote activated shutter style door to the front, double glazed window to the side, door to the utility room, power points and lighting. There is a block paved driveway.

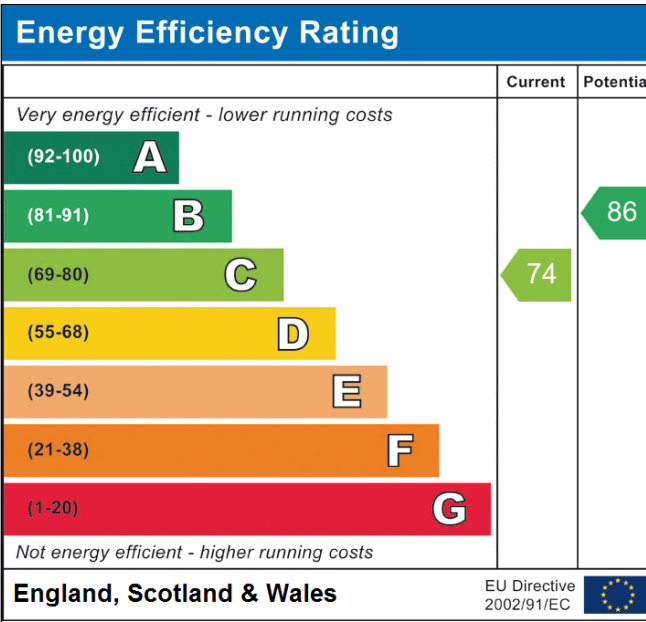
## Council Tax Band

The council tax band is F.



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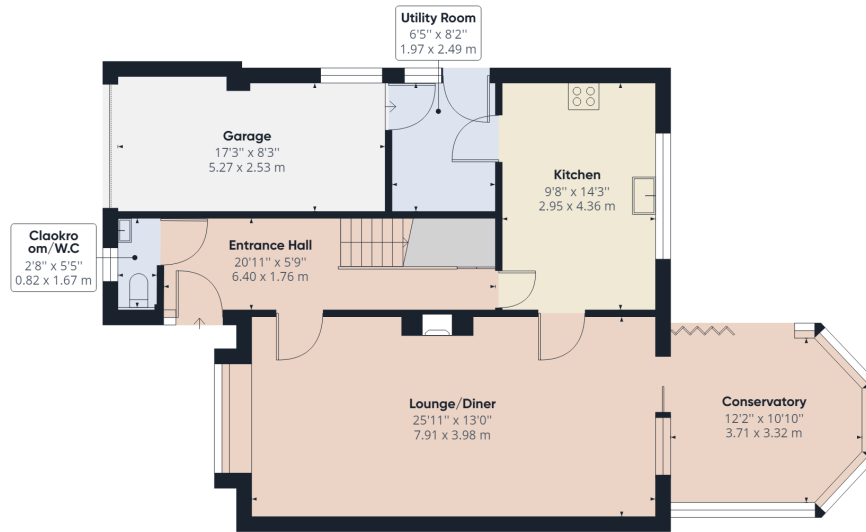


Viewing strictly by prior appointment with the Selling Agents  
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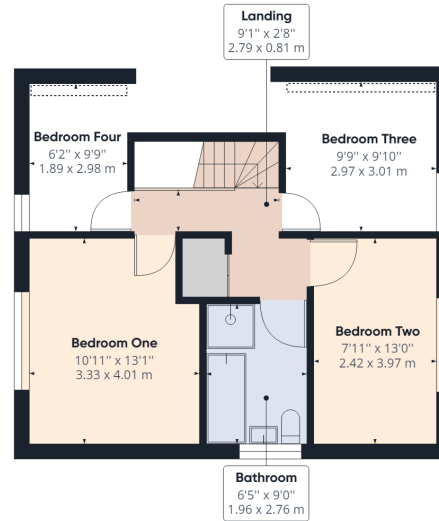
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1332.62 ft<sup>2</sup>

123.80 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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