



Terence Painter

ESTATE AGENTS

- Three Bedroom House
- Terrace Home
- 23' Lounge / Diner
- Fitted Kitchen with Granite Worktops
- Low Maintenance Rear Garden
- Garage & Drive
- Central Birchington Location
- No Forward Chain
- Well Appointed Bathroom
- Ideally Situated for Local Shops, Schools, Beaches & Transport Links



10 Neame Road, Birchington, Kent. CT79DU.

£275,000

NO FORWARD CHAIN. Ideally positioned within the highly sought-after coastal village of Birchington, this deceptively spacious three-bedroom terraced home enjoys a secluded setting whilst being conveniently located just moments from a range of local amenities, schools, transport links, parks and some of the area’s beautiful sandy beaches and scenic clifftop walks.

The property offers well-proportioned and versatile accommodation arranged over two floors. To the ground floor, an entrance porch leads into a welcoming entrance hall, providing access to the principal living areas. The impressive 23' double-aspect lounge/diner provides a particularly spacious and well defined reception room, ideal for both relaxing and entertaining. Completing the ground floor is a well-appointed fitted kitchen featuring attractive granite work surfaces and a good range of storage.

To the first floor are three well-proportioned bedrooms and a modern shower room. The principal bedroom, along with a further bedroom, benefits from fitted storage, providing useful additional space for clothing and belongings. Externally, the property continues to offer excellent practicality with a low-maintenance rear garden, ideal for enjoying the outdoors without extensive upkeep. Further benefits include a garage and off-street parking, providing valuable additional storage and parking facilities.

Combining generous living accommodation, excellent outdoor space and a convenient yet tucked-away location, this appealing home is ideally suited to a range of buyers and is offered to the market with no forward chain. Early viewing is highly recommended. To arrange your appointment, contact the sole agents, Terence Painter Estate Agents, on 01843 866866.

Ground Floor

Entrance

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

Entrance Porch

1.50m x 0.71m (4' 11" x 2' 4") There is a further glazed door to the entrance hall.

Entrance Hall

1.46m x 1.49m (4' 9" x 4' 11") There are stairs to the first floor with a fitted runner style carpet, glazed wooden door to the lounge/diner and engineered wooden flooring.

Lounge/Diner

7.01m x 4.30m (23' 0" x 14' 1") This is a generous size double aspect room with a double glazed bay window to the front of the property with fitted shutter style blinds and a double glazed window to the rear of the property over looking the garden. There is a feature fireplace, understairs cupboard, door to the kitchen, radiators, media points and engineered wooden flooring.

Kitchen

3.00m x 2.55m (9' 10" x 8' 4") There is a double glazed window and door to the rear which provides access and views to the garden. The kitchen comprises a matching range of wall, base and shelving units with space and plumbing for a washing machine, fridge/freezer, and dual fuel cooker with a fitted extractor hood over.

There is a ceramic sink with mixer tap inset to granite worktops, localised wall tiling, feature lighting and tiled flooring.

First Floor

Landing

2.39m x 2.52m (7' 10" x 8' 3") There is a fitted cupboard, loft hatch, varnished floorboards and doors leading off to the bathroom and bedrooms.

Principle Bedroom

3.36m x 3.00m (11' 0" x 9' 10") There is a double glazed window to the front of the property, fitted cupboard, radiator and varnished floorboards.

Bedroom Two

2.94m x 2.78m (9' 8" x 9' 1") There is a double glazed window to the rear of the property, fitted

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cupboard, radiator and varnished floorboards.

Bedroom Three

2.48m x 2.17m (8' 2" x 7' 1") There is a double glazed window to the front of the property, radiator and varnished floorboards.

Bathroom

2.41m x 1.84m (7' 11" x 6' 0") There is a fully tiled shower cubicle, wash hand basin with mixer tap, low level w.c, radiator, tiled walls, towel radiator, two frosted double glazed windows to the rear, extractor and vinyl flooring.

Rear Garden

This is a low maintenance paved rear garden with a rear access gate to the garage and driveway.

Garage & Driveway

4.70m x 2.53m (15' 5" x 8' 4") There is a metal up and over door and power points. To the side of the garage is off street parking for one car.

Agents Note

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Council Tax Band

The council tax band is C.



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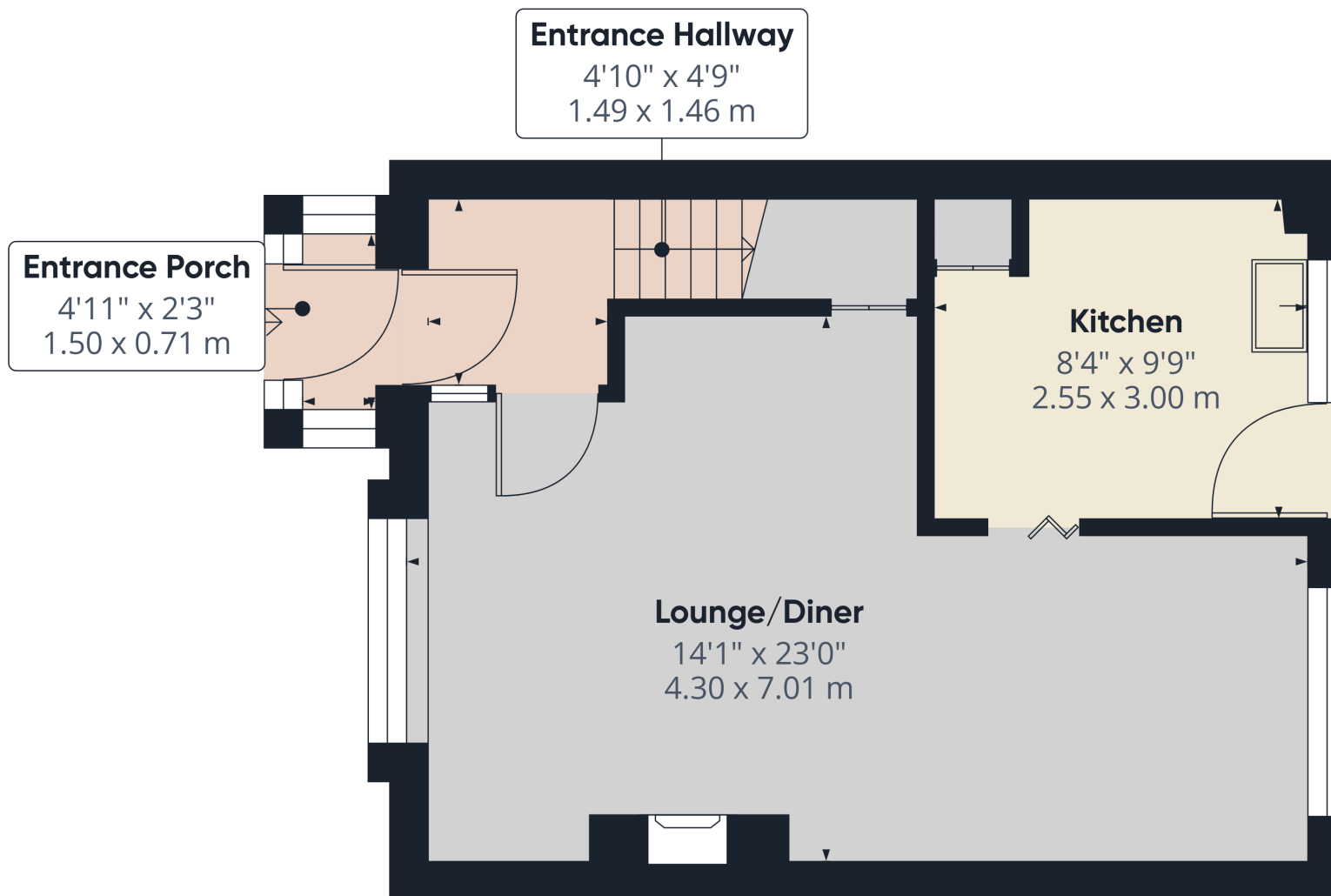
Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.





Approximate total area⁽¹⁾

403 ft²
37.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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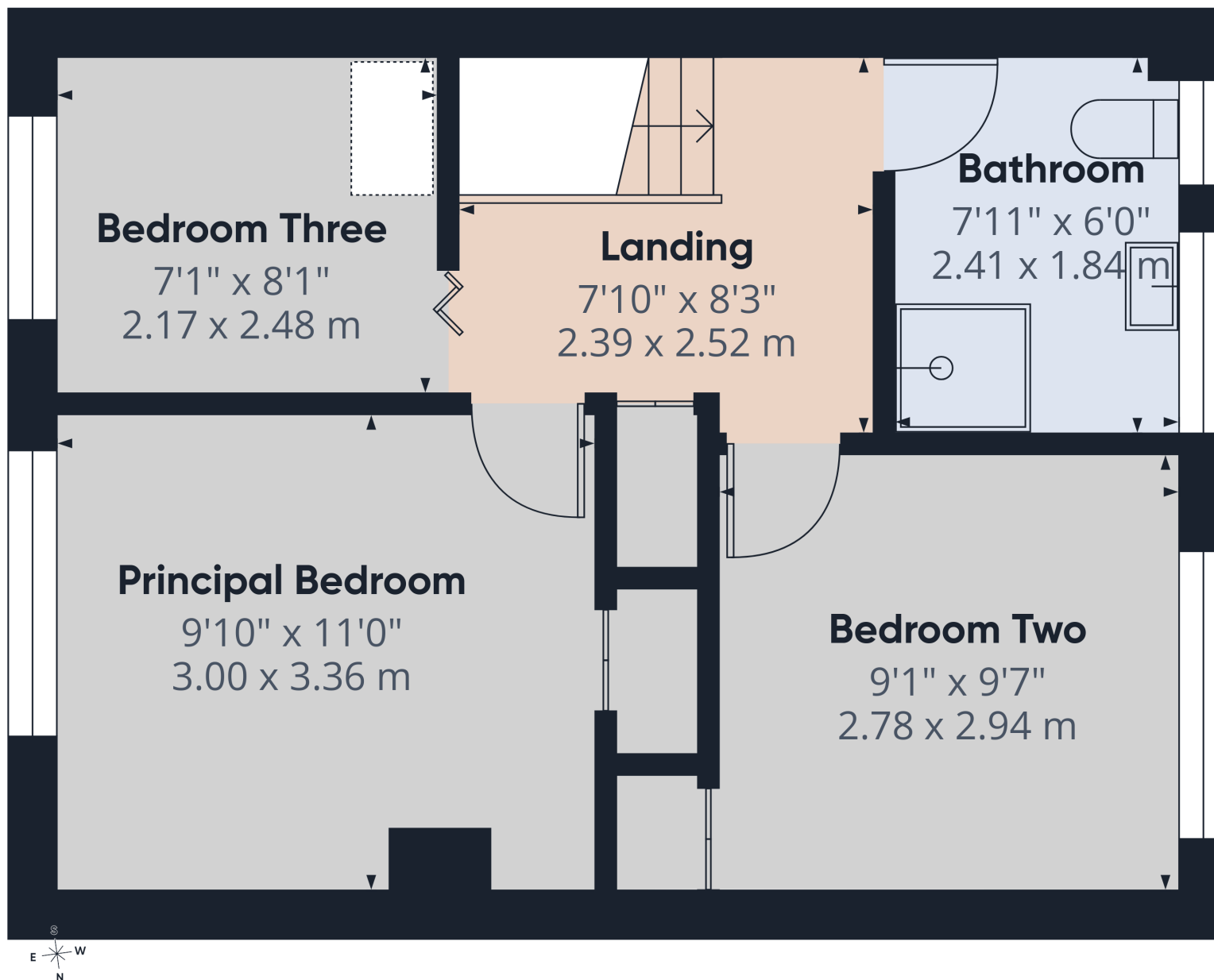
Ground Floor Building 1

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Approximate total area⁽¹⁾

367 ft²
34.2 m²

(1) Excluding balconies and terraces

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Floor 1 Building 1

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Garage
8'3" x 15'5"
2.53 x 4.70 m

Approximate total area⁽¹⁾

128 ft²

11.9 m²

(1) Excluding balconies and terraces

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3C standard. Measurements are
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Ground Floor Building 2

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