



GUILDCREST ESTATES



23 Reculver Avenue, Minnis Bay, Birchington CT7 9NT





Reculver Avenue, Minnis Bay,  
Birchington CT7 9NT

**Guide price £450,000**

\*\*\*\*GUIDE PRICE £450,000-£475,000\*\*\*\*

Located on the very popular Reculver Avenue in Minnis Bay, this delightful detached bungalow offers a perfect blend of character and modern convenience. With two bedrooms one of them is a large room with lots of wardrobes and storage and a well-appointed bathroom, this extended property is ideal for those seeking comfort and style in a tranquil setting.

As you enter, you are welcomed by a generous lounge that provides an inviting space for relaxation and entertainment. The characterful kitchen is both functional and appealing, making it a joy to prepare meals. The bungalow's older style adds a unique charm, while the thoughtful extensions enhance its livability.

For those with vehicles, the property boasts ample parking for up to four cars, along with a garage and workshop, providing plenty of space for hobbies or additional storage. The low-maintenance garden is a true highlight, featuring several summer houses that offer a perfect retreat for enjoying the outdoors during the warmer months.

Conveniently located, this bungalow is just a short distance from the local train station,







shops, and the beautiful Minnis Bay sea front, making it an ideal choice for those who appreciate both community amenities and coastal living. This property presents a wonderful opportunity for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this charming bungalow your new home.

Council Tax Band C

Freehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband







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## Key Features

- Detached bungalow
- 2 double bedrooms
- Light and spacious lounge
- Charming and characterful kitchen
- Separate dining room
- Garage and ample off road parking
- Close to train station, local shops and Minnis Bay sea front
- Council Tax Band C

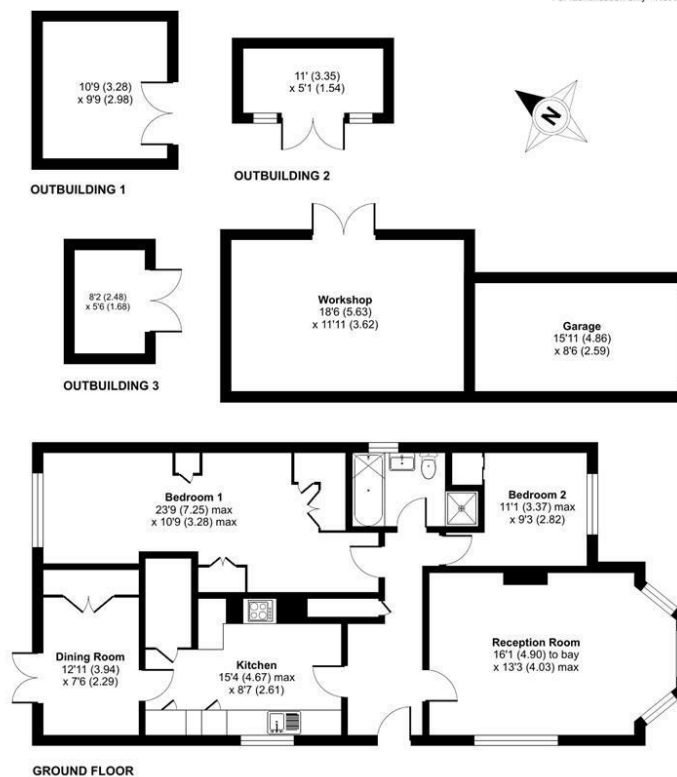
## Important Information

Freehold  
Bungalow - Detached  
1354.00 sq ft  
Council Tax Band C  
EPC Rating E

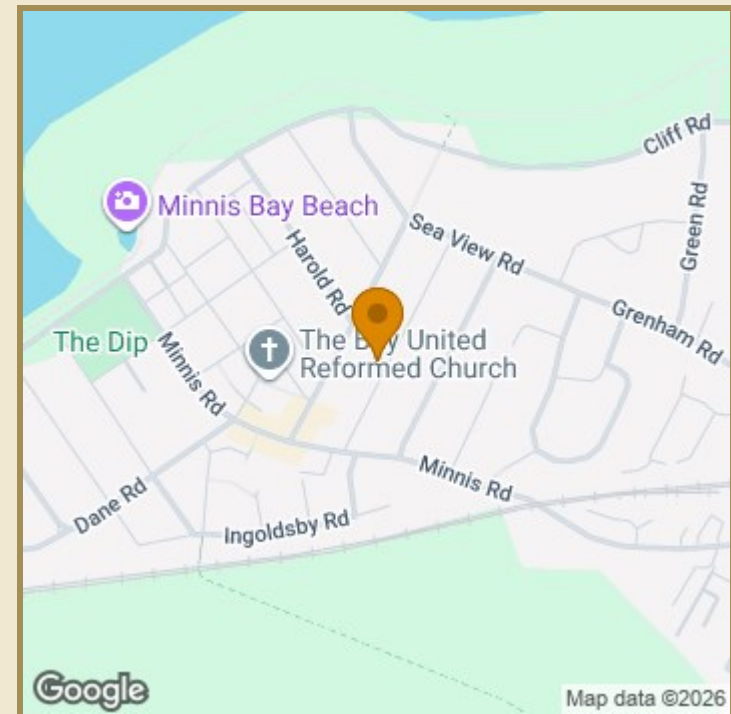
£450,000

### Reculver Avenue, Birchington, CT7

Approximate Area = 1013 sq ft / 94.1 sq m  
Garage / Workshop = 357 sq ft / 33.1 sq m  
Outbuildings = 206 sq ft / 19.1 sq m  
Total = 1576 sq ft / 146.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Guildcrest Estates Ltd. REF: 1353201



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 43                      | 80        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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