GUILDCREST ESTATES



8 Beach Avenue, Birchington CT7 9JS

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Beach Avenue, Birchington CT7 9JS

£290,000

Located on Beach Avenue in Birchington, this exceptionally spacious, modern first-floor apartment offers a delightful blend of comfort and convenience. Situated on a picturesque tree-lined road, the property is just a short stroll away from the beautiful seafront, making it an ideal retreat for those who appreciate coastal living.

The apartment is part of a well-maintained block that features a lift to all floors, ensuring easy access for residents. With an allocated parking space, you will find parking to be a breeze. The current owner has taken great care of the property since its inception, resulting in an immaculate presentation and a neutral decor that allows for personal touches.

Inside, you will discover generous room sizes that enhance the feeling of space and light. The apartment boasts two large double bedrooms, perfect for relaxation or hosting guests. The expansive lounge diner is open plan to a modern kitchen with integrated appliances, creating a sociable environment for entertaining or enjoying quiet evenings at home.

Additionally, the property is conveniently located within walking distance of Birchington-on-Sea train station, providing excellent transport links for commuters. The

























local amenities of the Village are also nearby, ensuring that all your daily needs are easily met.

This apartment presents a fantastic opportunity for anyone seeking a modern, well-appointed home in a highly desirable location. Thoughtfully designed and finished to a high standard, the property offers stylish contemporary living, complemented by its prime position close to the coast.

Council Tax Band C
Leasehold
Service Charge £2,700 PA
Ground Rent £225 PA
Mains water, sewer, electricity and gas with gas central heating
Fixed wireless broadband

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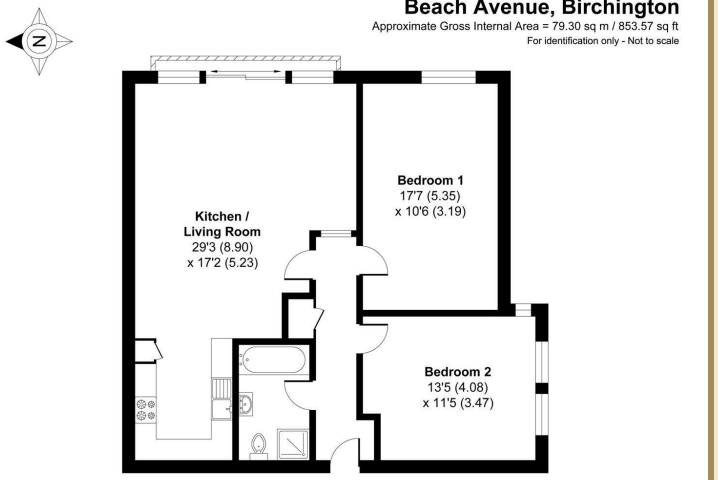
Key Features

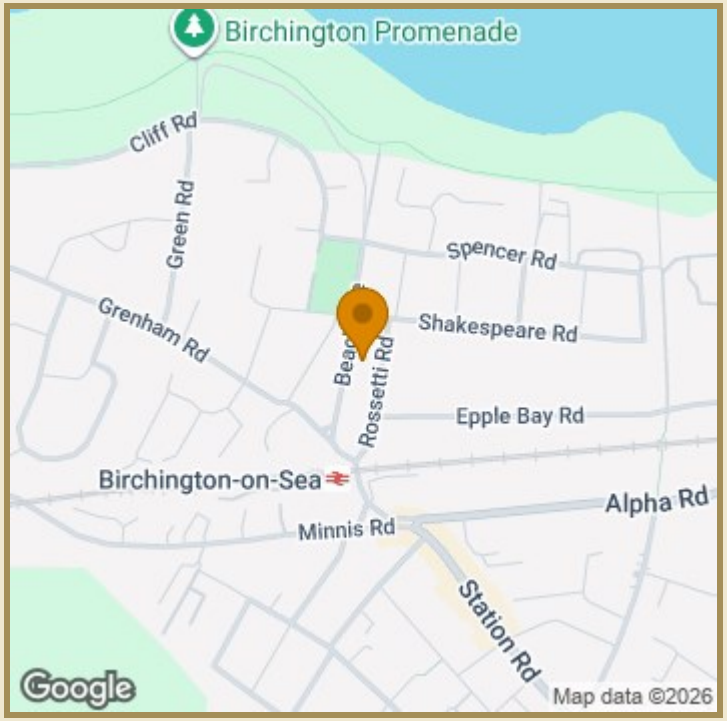
- Modern and spacious first-floor apartment
- Situated on a tree-lined road, just a short stroll from the seafront
- Well-maintained block with a lift to all floors and allocated parking
- Immaculately presented and neutrally decorated throughout
- Expansive lounge/diner, open plan to a modern kitchen with integrated appliances
- Two large double bedrooms
- Luxury bathroom with bathtub and separate shower
- Within walking distance of Birchington-on-Sea train station and the Village amenities

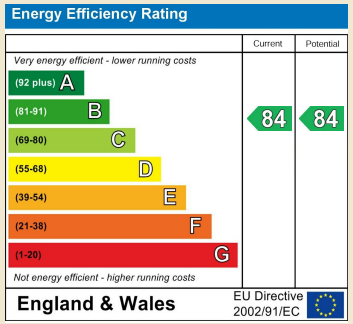
Important Information

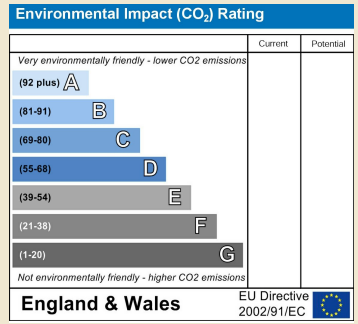
Leasehold
Apartment
853.00 sq ft
Council Tax Band C
EPC Rating B

£290,000









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