

## 7 Kings Avenue, Minnis Bay, Birchington



- Sought After Location & Sea Views
- Four Bedrooms & Two Reception Rooms
- Family Bathroom & Downstairs WC
- Garage & Off Street Parking for Two Cars
- Large garden & Conservatory
- Potential To Build 1-2 En-suite Bedrooms

**£ 399,000**

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpertagents are proud to present to the market a 1920's home with an abundance of character and **NO CHAIN!**

Kings Avenue is situated in the stunning sea-side location of Minnis Bay in Birchington, Kent with only 1 mile to the railway station, good local schools and a short walk to the local shops. Right on your doorstep unfolds a lifestyle of fine dining at the Minnis Restaurant, plenty of blue flag beach for any time of the year and biking or dog walking till your heart's content for miles all the way to the Reculver ruins... Sounds like the place for you? If so then read on...

The house is a home: comprising of two great sized reception rooms to the ground floor with a fabulous open fireplace and log burner - the lounge leads on to the dining room with doors to the conservatory. The kitchen is a good size with a small utility room and downstairs toilet - to note a boiler has recently been fitted. There is a study room/fourth bedroom to the ground floor with a window to the front of the property.

Upstairs comprises of 3 reasonably sized bedrooms, the master offering views of the sea, there is a decent sized family bathroom with corner bath and stand-up shower area.

(The loft has the potential to be converted into 1-2 en-suite bedrooms with planning permission)

The house boasts a lovely large, laid to lawn rear garden, a garage to the front of the property which has just had an electric door fitted, a great sized driveway for two cars and a neatly lawned front garden with flower borders.

Properties around this area are highly sought after but rarely become available, so book a viewing today to avoid disappointment!

#### Entrance

Double glazed sliding door into the porch:

#### Porch

Space for storage and front door into the house.

#### Hallway

Lovely original features and doors leading off into various rooms.

#### Lounge 4.88m (16'0") x 3.66m (12'0")

Full of original features and a large open fireplace with log burner.

Double glazed leaded window to the front of the property, three radiators and a television point.

Doors leading on into the dining room:

#### Dining Room 4.57m (15'0") x 3.96m (13'0")

Original features, a second fireplace which could be opened up.

Double glazed window.

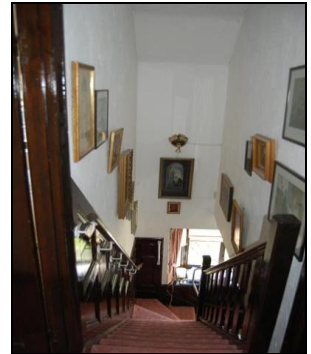
Doors leading into the conservatory:

#### Conservatory 3.89m (12'9") x 2.83m (9'3'0")

Double glazed windows and a double glazed door leading out to the rear garden.

#### Kitchen/Diner 5.92m (19'5") x 3.23m (10'6'0")

Good sized kitchen with double glazed windows to both sides and overlooking the rear garden, full of character with wooden beams on the ceiling and to parts of the walls. A stainless steel sink unit with mixer tap and work top either side. There are plenty of wooden cupboards, drawers and wall cabinets, a built in oven, hob and extractor fan over, space for a fridge and a dishwasher, two large built in cupboards with one housing the new boiler, vinyl flooring, radiator and a glazed door leading to the utility room and downstairs WC.



**Study/Bedroom Four** 3.66m (12'0") x 2.44m (8'0")

Double glazed leaded window to the front and radiator. Can be used as either a study room or a fourth bedroom.

**Utility**

Utility room to house washing machine, floor is tiled and there is a sliding door to the downstairs WC and sink.

Double glazed door leading out to the rear garden.

**First Floor Landing**

First floor landing comprises of a loft hatch leading up to a large space, where with planning permission can be converted into one or even two en-suite bedrooms.

Doors leading off into the bathroom and the three bedrooms:

**Master Bedroom** 4.32m (14'2") x 3.66m (12'0")

Double glazed, leaded windows with fabulous sea views from the side window. Built-in wardrobes and a radiator.

**Bedroom Two** 3.63m (11'11") x 2.74m (9'0")

Double glazed leaded windows, radiator and cupboard space.

**Bedroom Three** 2.97m (9'9") x 2.74m (9'0")

Double glazed leaded windows, a radiator.

**Bathroom** 4.80m (15'9") x 2.74m (9'0")

Double glazed windows to rear and to the side, WC, a corner bath with mixer tap and shower attachment, wash hand basin set in a tiled surround with cupboard under, shower cubical, localised tiling, a built in cupboard and radiator.

**Rear Garden** 13.41m (44'0") x 11.58m (38'0")

The garden is laid to lawn and fenced to all sides. There are a variety of plants, shrubs and bushes, a patio area, a 6x 4 garden shed, a 14 x 7 workshop, access to a 16 x 7.9 garage with electric door and a summer house.

**Front Garden**

Laid to lawn with a variety of flower boarders.

**Garage** 4.88m (16'0") x 2.44m (8'0")

Newly fitted electric door to garage, and a driveway for two cars.

**Energy Performance Certificate**

