



Spencer Road, Birchington



Alexander Russell

your personal estate agent

Detached extended family home | 4 double bedrooms | 2.5 bathrooms | Master with en-suite | Close to seafront | Open plan living accommodation | Converted garage/ bed 5 | Driveway | Landscaped garden | Sought after location

If you are looking for a four/five-bedroom modern detached family home with generously proportioned accommodation close to the seafront with open plan living space, landscaped garden, driveway with parking for several vehicles and room for a home office/ study or separate guest room then look no further. You could be looking for your dream home by the sea with nothing to do because the current owners have done the work already then this could be the one for you.



The property is approached with an attractive sandstone driveway offering off road parking for several vehicles. Entry is via the bright and airy hallway with oak flooring which flows through to the open plan living/ dining/ kitchen space with windows to the front, windows and French doors to the rear giving the space a bright dual aspect with loads of natural light which is accentuated by the bright and modern interior design. The kitchen is amazing with Corian worktops, two separate ovens, warming drawer, integral coffee machine, fridge and freezer and incorporates an island/ breakfast bar with induction hob. Also, downstairs is a cloakroom/ WC and converted garage suitable for use as a study/ home office or guest room. Upstairs are four double bedrooms; master with en-suite shower room and huge family bathroom with bath and separate shower.

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We love this impressive home for so many reasons. The current owners have really transformed what was a fairly standard 1960's house to a luxury, modern and stunning property that ticks every box and could deservedly adorn the front cover of any luxury home magazine setting a trend and standard for the road. The decor is light, bright and neutral throughout with a really great specification, particularly in the kitchen and bathrooms. The location is a hop skip and a jump from the seafront, promenade and beach. The train station with direct links to London is around a 7-minute walk from the front door and the high street less than 10 minutes' walk away. There are a number of well-regarded schools in the area and the A299 Thanet way for you road commuters is really easily accessible. For sporty families the local Bowls and Tennis Club is at the end of the road with two outdoor tennis courts and there's a waterskiing and wakeboarding club at Beresford Gap also at the end of the road. What more could you ask for?





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Total floor area 166.0 sq. m. (1,787 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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ROOMS & MEASUREMENTS

- GROUND FLOOR -

Hallway –

Cloakroom/ WC – 6'5 x 2'6 (1.95m x 0.76m)

OPEN PLAN LIVING SPACE

Living Room – 16'11 x 12'4 (5.15m x 3.75m)

Dining Area – 18'5 x 12'8 (5.61m x 3.86m)

Kitchen – 19'7 x 13'5 (5.96m x 4.08m)

Utility Room – 13'0 x 3'6 (3.96m x 1.06m)

Bedroom 5/ Converted Garage – 14'11 x 7'10 (4.54m x 2.38m)

- FIRST FLOOR -

Landing –

Master Bedroom – 12'11 x 11'10 (3.93m x 3.6m)

En-suite – 6'9 x 3'2 (2.05m x 0.96m)

Bedroom 2 – 12'9 x 9'10 (3.88m x 2.99m)

Bedroom 3 – 17'6 x 8'4 (5.33m x 2.53m)

Bedroom 4 – 16'1 x 7'1 (4.9m x 2.15m)

Family Bathroom – 9'3 x 6'10 (2.81m x 2.08m)

- EXTERNAL -

Driveway –

Garden –

