

Alfred Road, Minnis Bay, CT7

£500,000 Guide Price



- Type: Terraced House
- Availability: For Sale
- Bedrooms: 4
- Bathrooms: 2
- Reception Rooms: 3
- Parking: On Road Parking
- Outside Space: Balcony, Garden
- Tenure: Freehold

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Property Features

- NO ONWARD CHAIN
- Views of the Sea
- Victorian terraced home
- Creatively designed and styled
- 4 bedrooms, 2 bathrooms
- Close to the beach, town and train station
- Front and rear gardens
- Spacious and well-presented throughout

Property Summary

Welcome to Alfred Road in Minnis Bay, Birchington!

If you are looking for a 4-bed family home thats close to the beach whilst being spacious yet creatively quirky and modern yet retaining much of its Victorian character, charm and features then look no further. You might be upsizing, downsizing, looking for a holiday home by the sea. Whatever your needs, if you are looking for something that catches the eye then this could be the one for you...

Approached via a paved path and front lawn, the property is set back from the road and exudes elegant Victorian charm with its grand bay windows and beautiful detailing to the front elevation. There's a mosaic tiled porchway giving entry to the grand hallway with stripped floorboards, high ceilings, ornate cornicing and detailed ceiling mouldings. The bay fronted living room is a fabulous space with those high ceilings, ornate cornicing and ceiling rose, a feature fireplace and painted floorboards. The dining room is tastefully decorated with the benefit of French doors to the garden. The kitchen is bright and airy with modern units, complementary worktops and spaces for white goods and a range oven. The room opens up to a breakfast room with loads of natural light.

The first floor hosts the huge master bedroom with feature fireplace and exposed brick surround, large bay windows and door to a balcony to enjoy the views of the sea. the en-suite bathroom features a large walk-in shower, free standing roll-top bath, another fireplace and plantation shuttered window to the rear. The design led main bathroom features a cast iron period fireplace, matt black plumbing fixtures, a metallic tiled feature wall behind a free-standing roll-top bath, a Crittall-style shower enclosure and an open framed vanity unit featuring double wash hand basins under a box bay window. There's also a separate WC completing the first-floor rooms.

The second floor has three double bedrooms with feature fireplaces and enjoying views of the sea. Outside to the rear is a low maintenance garden with shed, gravelled and patio areas. There are double gates opening to the alleyway at the back giving vehicular access if required.

We love this property and genuinely it is one of the most interesting homes we have seen in a long time in terms of decoration and presentation. There's a unique blend of fascinating interior design, Victorian charm and period features alongside modern and contemporary spaces. One word to describe it is brilliant, another is cool, another (although quite overused) is quirky. Whatever your needs this home is a delight to view and appreciate the vendors style and creativity.

Furthermore, the location is fantastic being a hop skip and a jump from the beach at Minnis Bay. Birchington town centre with its vibrant high street and train station with regular and high-speed rail links to London is around a 20-minute walk away. The area also has a great selection of schooling for family buyers and is well connected for the road commuter. This property just ticks every box!

For further details or to arrange a viewing contact Alexander Russell Estate Agents 7 days a week by telephone, email or social media.

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Rooms & Measurements

GROUND FLOOR -

Hallway -

Living Room - 15'6 x 12'10 (4.72m x 3.91m) maximum

Dining Room - 12'5 x 11'2 (3.78m x 3.4m)

Kitchen - 10'10 x 10'9 (3.3m x 3.27m)

Breakfast Room - 11'4 x 7'8 (3.45m x 2.33m)

FIRST FLOOR -

Landing -

Master Bedroom - 17'3 x 15'9 (5.25m x 4.8m) maximum

En-suite Bathroom - 12'4 x 11'4 (3.75m x 3.45m)

(steps down to)

Bathroom - 9'7 x 9'4 (2.92m x 2.84m)

WC - 5'1 x 2'8 (1.54m x 0.81m)

SECOND FLOOR -

Landing -

Bedroom - 17'3 x 13'4 (5.25m x 4.06m)

Bedroom - 12'3 x 11'5 (3.73m x 3.47m)

(steps down to)

Bedroom - 10'11 x 10'10 (3.32m x 3.3m)

EXTERNAL -

Gardens -

Balcony -

NB - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.







