



Flat 2, McKinlay Court, The Parade, Birchington, CT7 9QG

GUIDE PRICE £240,000 to £250,000



Alexander Russell

your personal estate agent

Flat 2, McKinlay Court, The Parade, Birchington, CT7 9QG

Offered for sale with NO FORWARD CHAIN...Situated just a short stroll from the beach at Minnis Bay, this well-presented two-bedroom ground floor flat enjoys a prime coastal position with direct sea views and an abundance of natural light throughout. The property offers generous living space and a layout that combines functionality with comfort, making it ideal for both permanent residence and holiday living.

At the heart of the home is a bright and airy dual-aspect lounge and dining room where large picture windows and two sets of sliding patio doors frame the sea views and open directly onto the patio garden - creating a seamless indoor-outdoor connection. The adjoining kitchen is well-appointed with a range of integrated branded appliances and smart cabinetry, ideal for those who enjoy cooking and entertaining.

Both bedrooms are comfortable doubles, offering ample space for furnishings and storage. The shower room is fitted with a modern suite and there is a separate WC for added convenience. A real bonus is the utility room, located just across the communal hallway, which leads through to a handy store room which has been utilised in the past as a home office/ study.

Outside, the flat benefits from access to its own garage, ideal for keeping beach gear, tools or bikes tucked away. With its unbeatable location, sea views and generous proportions, this home is a rare find in a sought-after part of Birchington.

The beautiful sandy beach at Minnis Bay is perfect for coastal walks, watersports and breathtaking sunsets, while the Viking Coastal Trail offers fantastic cycling and walking routes.

Birchington's vibrant high street, with its independent shops, cafés, and traditional greengrocers, is within easy reach, as is the train station providing direct and high-speed links to London. For road commuters, the A299 offers quick access to major routes and the motorway network.





With excellent local schools and a welcoming community, this location is as practical as it is picturesque.

GROUND FLOOR -

Hallway

Living Room - 7.06m x 4.14m (23'2" x 13'7")

Kitchen - 3.02m x 1.88m (9'11" x 6'2")

Bedroom One - 3.51m x 3.35m (11'6" x 11'0")

Bedroom Two - 3.71m x 2.92m (12'2" x 9'7")

Shower Room - 3.51m x 3.35m (11'6" x 11'0")

WC

EXTERNAL -

Patio Garden to Front

Utility Room - 3.35m x 1.32m (11'0" x 4'4")

Store Room - 3.35m x 2.03m (11'0" x 6'8")

Garage - 3.56m x 3.4m (11'8" x 11'2")

TENURE -

Share of Freehold

Underlying lease with 999 years from 1 May 2000

(approx. 973 years remaining)

Service Charge - £758.88 per half year

(payable May and Dec)

Ground Rent - NIL

COUNCIL TAX -

Thanet District Council

Band C (£2,109.94 per year)

EPC RATING - 47 | E

SERVICES - Mains electricity, water and drainage - no gas connected

HEATING - Electric Storage Heating

BROADBAND - Ultrafast Fibre to the Property available (FTTP)





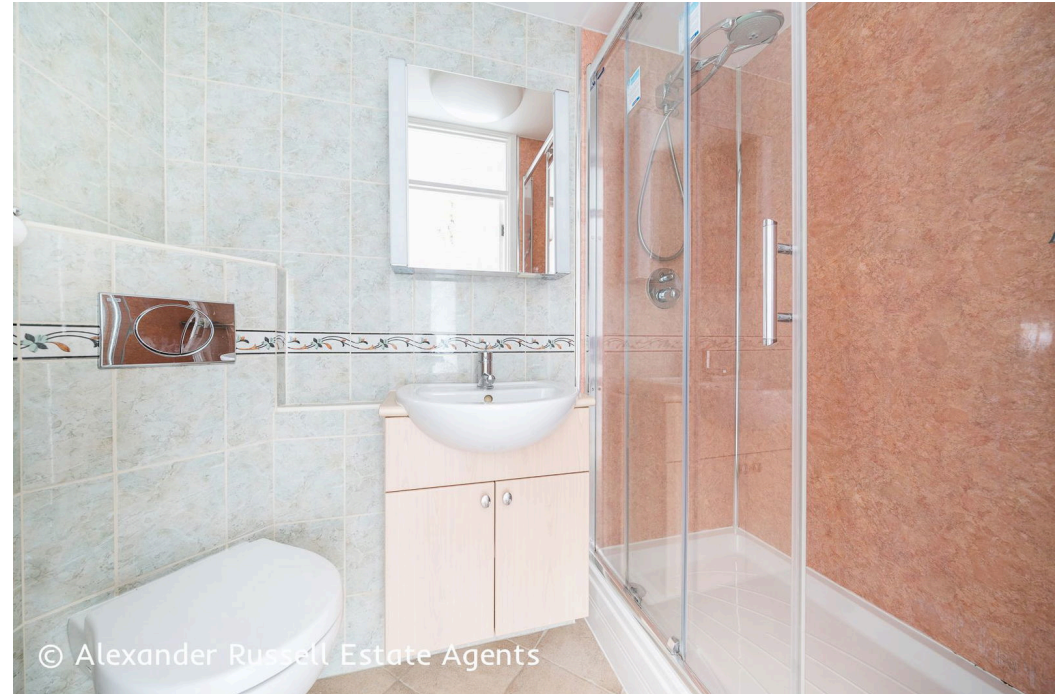
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LISTED BUILDING - No

CONSERVATION AREA - No

PARKING - None - on street parking only

OUTSIDE SPACE - Small patio garden to the front

RESTRICTIONS, RIGHTS AND EASEMENTS -

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. Standard leasehold covenants may apply. As with all property purchases, we advise confirming this information with your legal representative.

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AGENTS NOTE - 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. Room measurements are maximum unless otherwise stated. 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		



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Approximate Area = 945 sq ft / 87.7 sq m

Garage = 130 sq ft / 12 sq m

Total = 1075 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1321278

t: 01843 269188 | www.alexander-russell.co.uk



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