



GUILDCREST ESTATES



Seaview Heights The Parade, Birchington CT7 9QQ



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9QQ

Guide price £300,000

GUIDE PRICE £300,000 - £325,000

Located in the pretty coastal village of Birchington, this luxurious sea front apartment offers an exceptional living experience. Situated on the fifth floor, the property boasts breath taking views of Minnis Bay and Reculver Towers.

The spacious dual aspect living room is designed for comfort and relaxation, neutrally decorated to enhance the space and natural light. Sliding patio doors lead you to a charming balcony, boasting spectacular sea views, providing a picturesque outside space to enjoy a morning coffee or evening sunset.

The high-quality shaker-style kitchen, comes complete with integrated appliances and stunning quartz worktops. This space is perfect for those who enjoy cooking and entertaining.

The main bedroom boasts a plush carpet and fitted wardrobes, providing comfort and practicality. The second bedroom offers versatility, whether used for guests, a home office, or a dining space.

The stylish bathroom is equipped with a large walk-in shower, fitted under-sink vanity unit, and handy storage cupboards.





Having been fully rewired, reglazed and refurbished throughout, this apartment is presented in immaculate condition and is ready to move straight into. The building itself is meticulously maintained, and as a resident, you will benefit from a share of the freehold.

In summary, this luxury apartment combines modern living with stunning views and a desirable location.



Council Tax Band C
 Service Charge £2,000 Per Annum
 Share of freehold - Lease remaining 813 Years
 EPC Rating D
 Mains water, sewer, electricity, electric heating



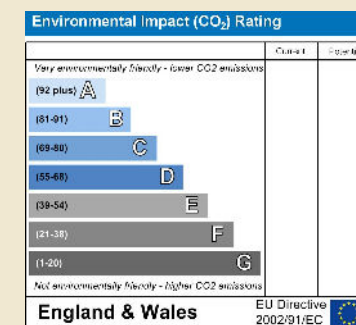
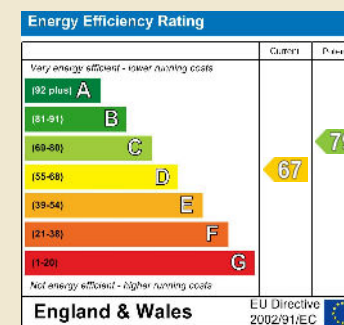
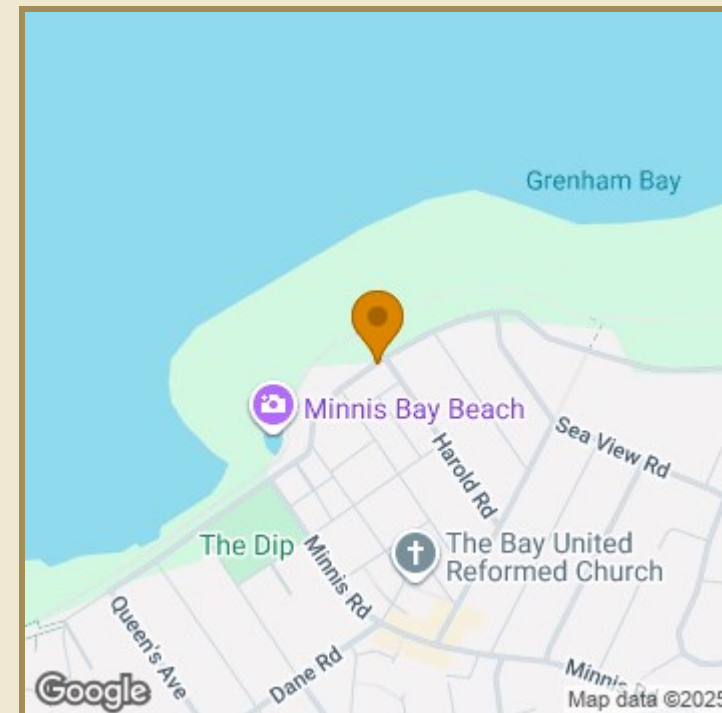
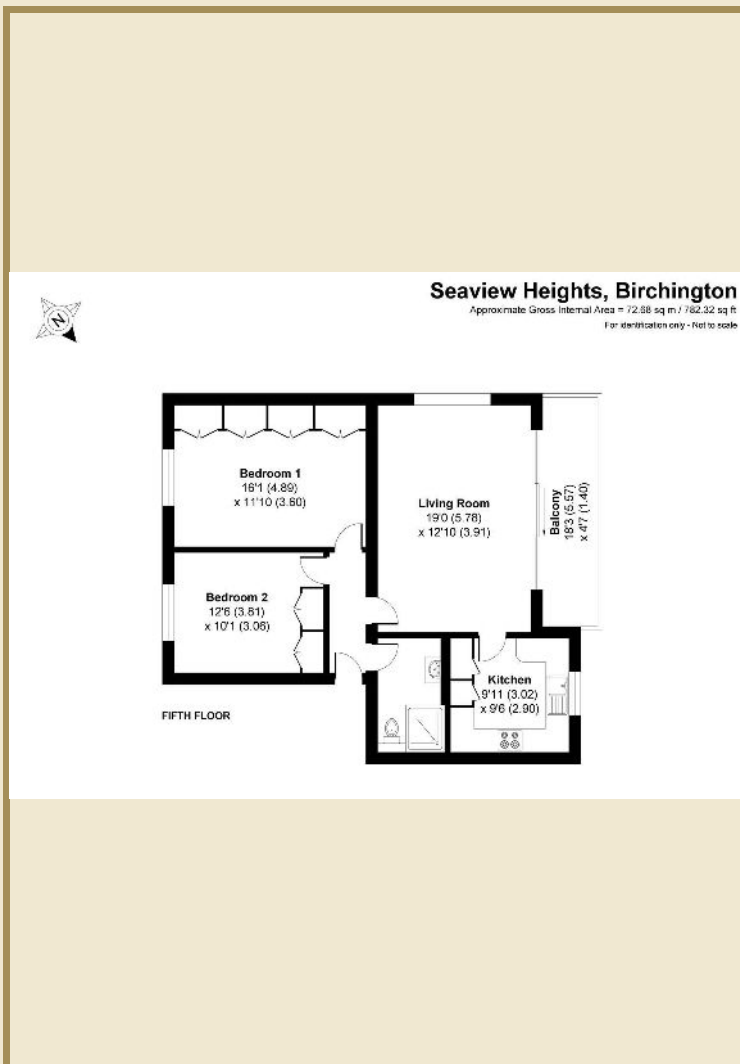
Key Features

- ***Guide Price £300,000 - £325,000***
- Fully refurbished and beautifully presented sea front apartment
- Immaculately maintained block with a lift and allocated parking
- Breath taking views of Minnis Bay and Reculver Towers
- High quality shaker-style kitchen, with integrated appliances and stunning quartz worktops
- Two well-proportioned bedrooms and an elegant bathroom
- Located in the charming Village of Birchington

Important Information

Leasehold - Share of Freehold
 Apartment - Purpose Built
 743.00 sq ft
 Council Tax Band C
 EPC Rating D

£300,000



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