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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Tuesday 03rd December 2024



MILL ROW, BIRCHINGTON, CT7

James Voysey Powered by eXp

07508 111 071

james.voysey@exp.uk.com

jamesvoysey.exp.uk.com



Charming Two Bedroom Cottage | Off Street Parking | Spacious Lounge Diner | Character Features | Large Cellar, Offering Potential | Please Quote Ref JV0094

Nestled in the heart of Birchington, this delightful 2-bedroom cottage situated in Mill Row, offers the perfect blend of traditional charm and modern convenience. Situated in a quiet, sought-after location, the property boasts a warm and inviting atmosphere ideal for first-time buyers, downsizers, or those seeking a tranquil retreat near the coast.

The cottage features a cozy living room with period features including a fireplace, a well-equipped kitchen, and two comfortable bedrooms with ample natural light, there is also a cellar which could be used as storage or converted subject to relevant permissions. Outside, the low-maintenance garden provides a peaceful space for relaxation. Conveniently located near local amenities, transport links, and the beautiful Kent coastline, this property is a must-see for those looking for a charming home in a picturesque setting. Viewings are highly recommended to appreciate all this unique property has to offer.

GROUND FLOOR

Entrance Hall

Lounge - 3.47m x 3.45m (11'4" x 11'3")

Dining Room - 4.31m x 2.83m (14'1" x 12'6")

Kitchen - 2.3m x 1.73m (7'6" x 5'8")

FIRST FLOOR

Landing

Bedroom 1 - 3.41m x 3.35m (11'2" x 10'11")

Bedroom 2 - 2.85m x 2.26m (9'4" x 7'4")

Bathroom

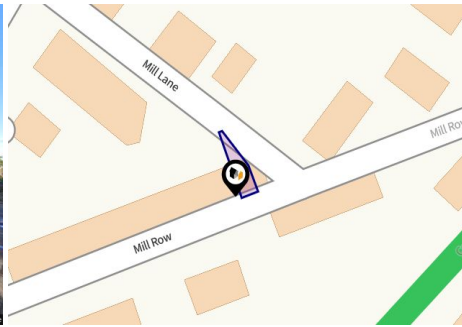
LOWER GROUND FLOOR

Cellar - 4.27m x 3.35m (14'0" x 10'11")

OUTSIDE

Rear Garden

Off Street Parking




Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	624 ft ² / 58 m ²		
Plot Area:	0.01 acres		
Year Built :	1900-1929		
Council Tax :	Band B		
Annual Estimate:	£1,771		
Title Number:	K480418		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	High

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

16 mb/s	80 mb/s	- mb/s
		

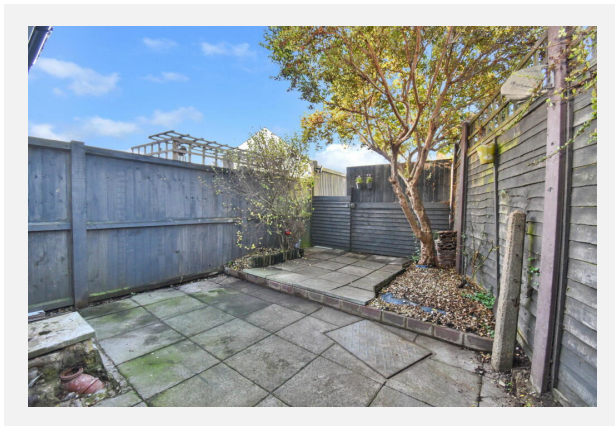
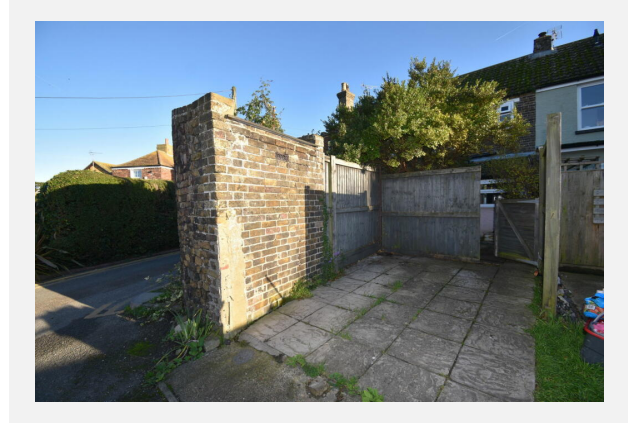
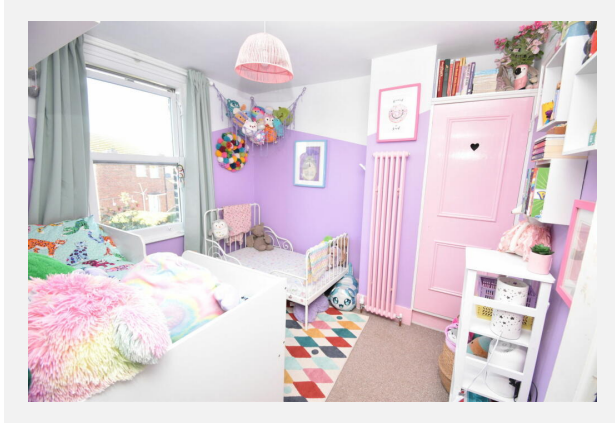
Mobile Coverage: (based on calls indoors)



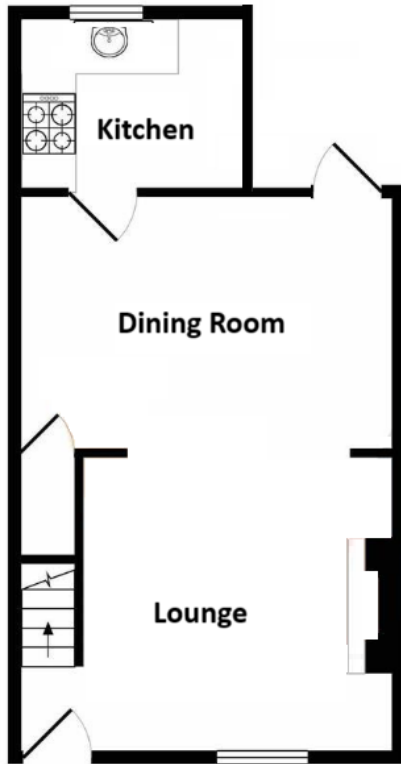
Satellite/Fibre TV Availability:



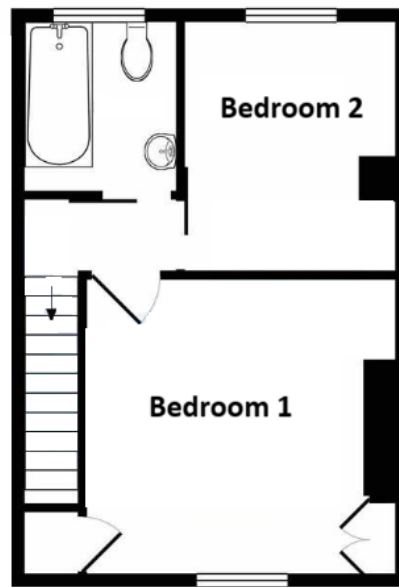




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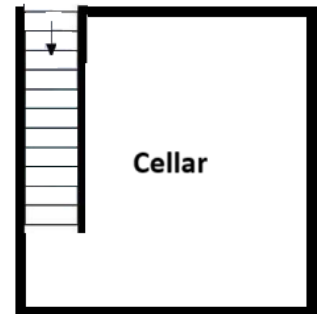


GROUND FLOOR
APPROX. FLOOR
AREA 34.2 SQ.M.
(368 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 25.4 SQ.M.
(274 SQ.FT.)

TOTAL APPROX. FLOOR AREA 59.6 SQ.M. (642 SQ.FT.)



Property EPC - Certificate

BIRCHINGTON, CT7

Energy rating

D

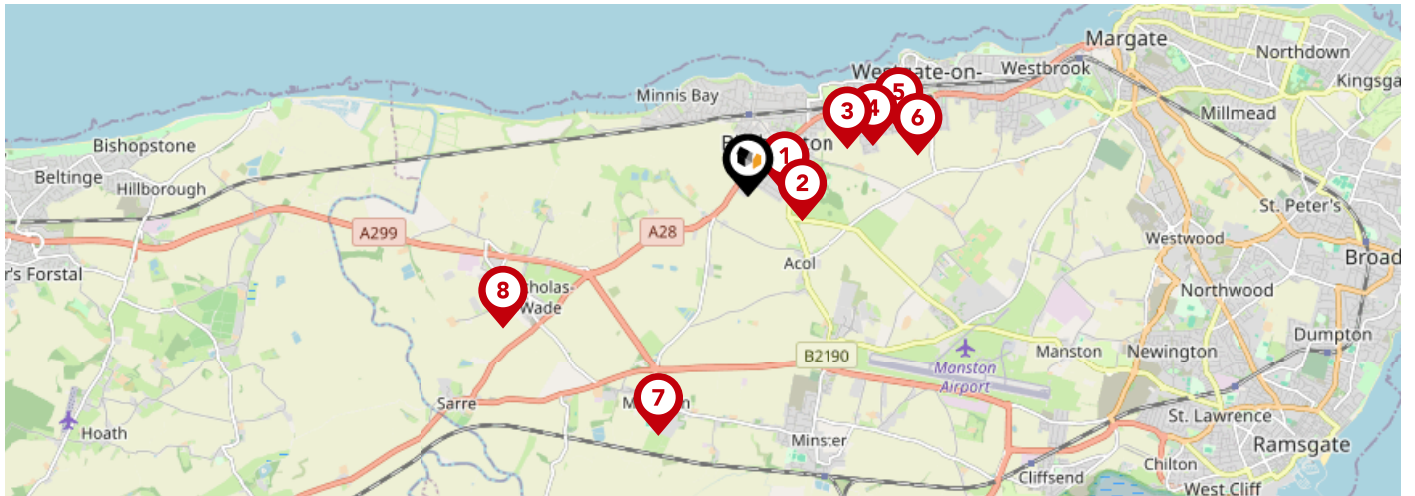
Valid until 13.10.2034









Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

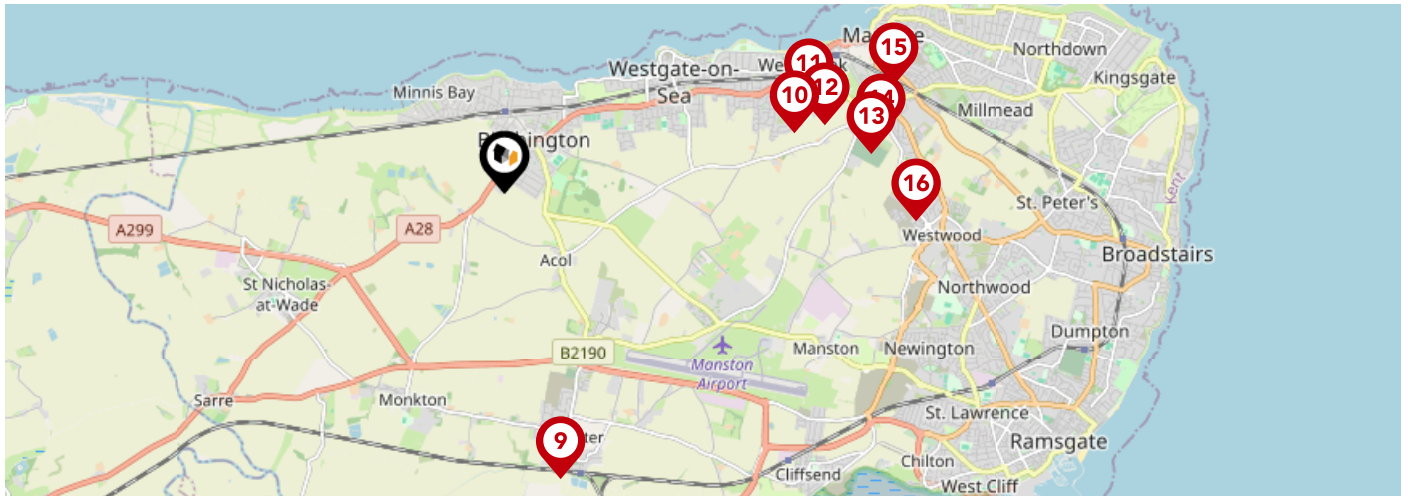
Additional EPC Data









Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, 50 mm loft insulation
Roof Energy:	Poor
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	Room heaters, mains gas
Total Floor Area:	58 m ²

Area Schools



	Nursery	Primary	Secondary	College	Private
 Birchington Church of England Primary School Ofsted Rating: Good Pupils: 439 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 The Llewellyn School and Nursery Ofsted Rating: Good Pupils: 25 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 King Ethelbert School Ofsted Rating: Good Pupils: 752 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Ursuline College Ofsted Rating: Good Pupils: 934 Distance:1.25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Saviour's Church of England Junior School Ofsted Rating: Good Pupils: 379 Distance:1.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Crispin's Community Primary Infant School Ofsted Rating: Good Pupils: 241 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Monkton Church of England Primary School Ofsted Rating: Good Pupils: 98 Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Nicholas At Wade Church of England Primary School Ofsted Rating: Good Pupils: 213 Distance:2.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
 Minster Church of England Primary School Ofsted Rating: Good Pupils: 378 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Garlinge Primary School and Nursery Ofsted Rating: Good Pupils: 771 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Cherry Tree Ofsted Rating: Outstanding Pupils: 9 Distance:2.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Hartsdown Academy Ofsted Rating: Good Pupils: 833 Distance:3.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 St Gregory's Catholic Primary School, Margate Ofsted Rating: Good Pupils: 286 Distance:3.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Salmestone Primary School Ofsted Rating: Good Pupils: 220 Distance:3.53	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Margate, Holy Trinity and St John's Church of England Primary School Ofsted Rating: Good Pupils: 405 Distance:3.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Enterprise Learning Alliance Ofsted Rating: Good Pupils:0 Distance:3.82	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

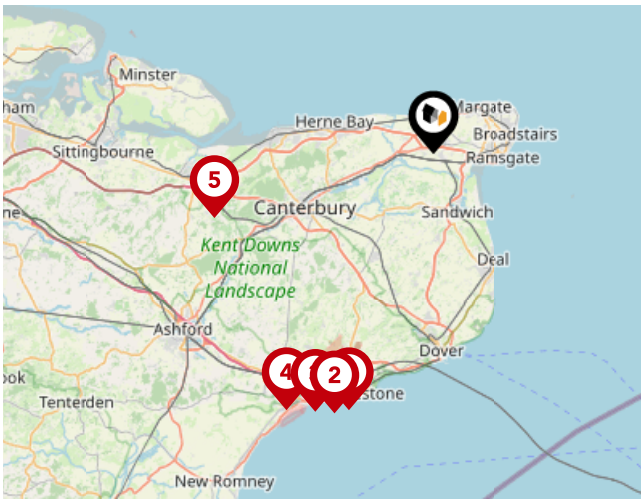
Area

Transport (National)



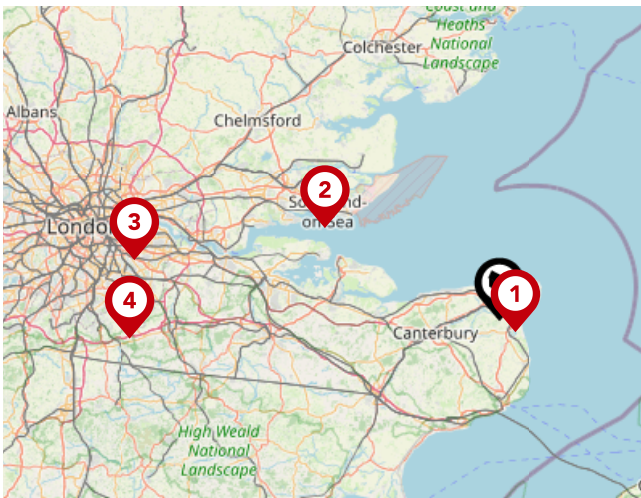
National Rail Stations

Pin	Name	Distance
1	Birchington-on-Sea Rail Station	0.46 miles
2	Westgate-on-Sea Rail Station	1.78 miles
3	Minster Rail Station	2.95 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J13	20.05 miles
2	M20 J12	20.63 miles
3	M20 J11A	21.07 miles
4	M20 J11	21.92 miles
5	M2 J7	16.93 miles



Airports/Helipads






Pin	Name	Distance
1	Manston	2.99 miles
2	Southend-on-Sea	29.15 miles
3	Silvertown	54.71 miles
4	Leaves Green	54.82 miles

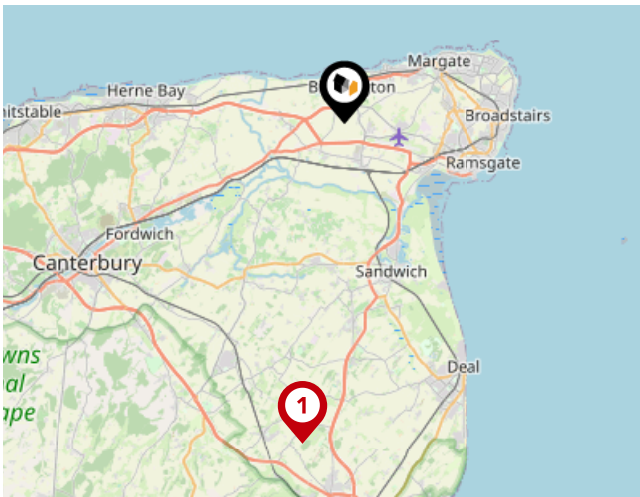
Area

Transport (Local)




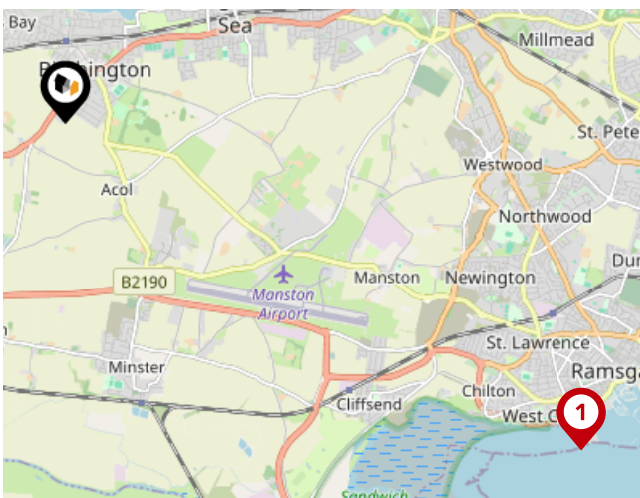
Bus Stops/Stations

Pin	Name	Distance
	Park Avenue	0.04 miles
	Essex Gardens	0.05 miles
	Sherwood Road	0.1 miles
	Park Avenue	0.08 miles
	Broadley Avenue	0.2 miles



Local Connections

Pin	Name	Distance
	Eythorne Station (East Kent Railway)	11.96 miles



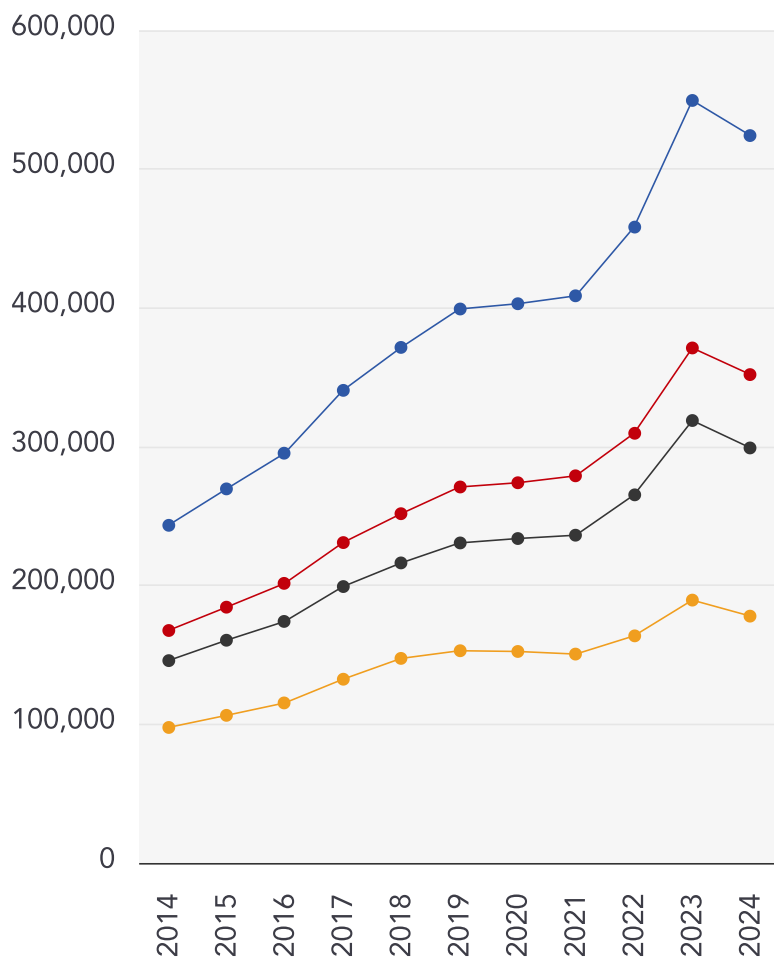
Ferry Terminals

Pin	Name	Distance
	Ramsgate Ferry Terminal	5.66 miles

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in CT7



Detached

+115.42%

Semi-Detached

+110.07%

Terraced

+105.1%

Flat

+82.14%

James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

Testimonial 1



An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2



James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3



We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.



[/jamesvoyseyestateagent](#)



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James Voysey Powered by eXp Data Quality

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JAMES VOYSEY



James Voysey Powered by eXp

07508 111 071

james.voysey@exp.uk.com

jamesvoysey.exp.uk.com

