



## Price

£60,000

## Freehold

1 x 

1 x 

1 x 

**Canterbury Road,  
Canterbury Road,  
Birchington**

Lovetts are pleased to market this charming 1 Bedroom Park Home situated within the popular Court Mount development in Birchington. Although needing some interior decoration this home is ideal as a peaceful retirement retreat or a low-maintenance holiday escape, it offers comfortable living close to local shops and coastal walks.

The property opens to a welcoming hallway leading into a bright kitchen/dining area and spacious living room. A double bedroom with built-in storage and a modern bathroom featuring a three-piece suite and walk-in shower complete the interior. Outside, there is a useful storage shed, adding practical convenience.

The quaint and picturesque village of Birchington offers a wide variety of local amenities including independent shops, supermarkets, cafés, pubs, restaurants, doctors, dentists and schools. Beautiful sandy beaches and stunning coastal clifftop walks are within easy reach, while the neighbouring town of Westgate is just a mile along the coast with more superb beaches. Margate is also nearby with its vibrant Old Town, the Turner Contemporary and Dreamland. The cathedral city of Canterbury is only 25 minutes away by car. Excellent transport links include a mainline train station with direct high-speed services to London and regular bus routes around Thanet, making Birchington a popular choice for London commuters, second-home buyers and retired couples.

This delightful home is ready for immediate occupation, providing an easy-care lifestyle in a friendly community setting.

Site fee: £226 PCM (Water & Sewage included)

Utilities: LPG Gas & Metered Electric

Min Age: 55+







- VACANT - Available for immediate occupation
- Good decorative Order
- Popular Location
- Park Home
- Living Room Fireplace
- Full Residential Park for the Over 55's
- Wet Room with Shower & Toilet







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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