



Price

£99,995

Leasehold

2 x 

2 x 

2 x 

**Hawthorne,
Shottendane Road,
Birchington**

Located within the highly desirable 'Birchington Vale' Park this nearly new two Bedroom home is vacant, has a parking space and is presented in excellent condition throughout. The accommodation comprises; entry from the newly installed side veranda by way of a door opening into the open-plan Lounge/Kitchen area. The Lounge has further doors opening to a second outside area located at the front of the home. The Kitchen area is very well designed and contains all the fitted appliances you could need, including gas double oven/hob, stacked fridge freezer, washer dryer and dishwasher.

To the rear you will find the primary Bedroom having many fitted cupboards and a door to the amazing en-suite having not just a full size bath but a tandem shower and his'n'hers basins. The second Bedroom, to the side, also has fitted cupboards and comfortably houses two single beds. Finally, there is a Shower room with cubicle, low level WC and a vanity wash hand basin. As we hold keys viewing can be easily arranged by appointment.

This Park benefits from a swimming pool for residents, shop and many other social activities such as an on site golf course.



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- Nearly New Park Home
- Fully Furnished
- Parking Adjacent To Home
- Newly Installed Side Veranda
- Vacant Possession
- Excellent Condition
- Highly Sought After



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Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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