



NAEA Licensed Estate Agents

St. Magnus Close

St. Magnus Court, Birchington, Kent, CT7 9UP

£495,000



Kent Estate Agencies are excited to present perhaps one of the best lifestyle opportunities around at the moment. Sitting atop the cliffside in Birchington this mews style property enjoys some of the most spectacular views available with an ever changing perspective of the North Kent coast.

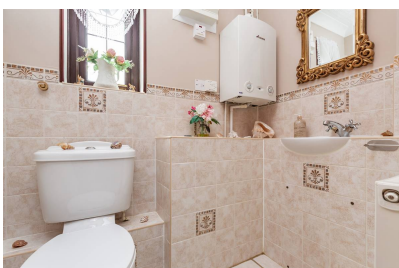
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www.kea.org.uk





Property Information

Kent Estate Agencies are excited to present perhaps one of the best lifestyle opportunities around at the moment. Sitting atop the cliffside in Birchington this mews style property enjoys some of the most spectacular views available with an ever changing perspective of the North Kent coast.

Location is key with this property being perfectly situated on the coastal enclave side of Birchington, a position rarely found available, famed for its stunning seaside walks and easy access to Birchington high street with its bustling array of shops and train station with access to London all within walking distance.

This mews style property offers a spacious and versatile layout with an open plan feeling on the ground floor opening through to incredible sea views. The kitchen gives a sense of character and offers plenty of practical space. A cloak room and integral access to the garage is found from the ground floor also.

The first floor presents three double bedrooms and a fourth single room currently arranged as a dressing room. The main bedroom enjoys panoramic sea views to enjoy from the moment you wake up. There is an en-suite to the main bedroom and family bathroom also.

Outside there is a low maintenance rear garden with viewing platform overlooking the clifftops and across the sea. To the front there is ample off-road parking via the driveway and further storage in the integral garage.

Call the exclusive sole agent Kent Estate Agencies today to book your viewing.

Location

Birchington is a seaside village on the Kent coast, just to the west of Margate. The village centre offers a good range of facilities and independent shops with further amenities found in Margate, and complemented by those found at the Westwood Cross Shopping Centre (5 miles).

Further leisure, cultural and educational facilities can be found in the harbour town of Ramsgate and the cathedral city of Canterbury with Whitefriars Shopping Centre and The Marlowe Theatre. Birchington station provides services to London St Pancras via the High Speed link, with journey times from 87 minutes. The nearby A299 Thanet Way gives good access to the motorway network and London being approximately 50 minutes from the O2 Arena and Greenwich.

Non Approved Property Details

Entrance Hall

Lounge 18' 0 x 17' 0 (5.49m x 5.19m)

Dining Room 17' 0 x 10' 6 (5.19m x 3.05m)

Kitchen 9' 11 x 9' 10 (3.03m x 2.75m)

WC

Landing

Bedroom One 11' 5 x 11' 0 (3.48m x 3.36m)

En-Suite To Bedroom One

Bedroom Two 10' 2 x 8' 5 (3.1m x 2.57m)

Bedroom Three 10' 2 x 7' 11 (3.1m x 2.42m)



Bedroom Four/Dressing Room 8' 8 x 6' 9 (2.65m x 2.06m)

Bathroom

Garage 17' 5 x 10' 0 (5.31m x 3.05m)



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler and hot water radiators as indicated in these particulars.

Windows

The windows are UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band E. The amount payable under tax band E for the year 2025/2026 is £2,901.17.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

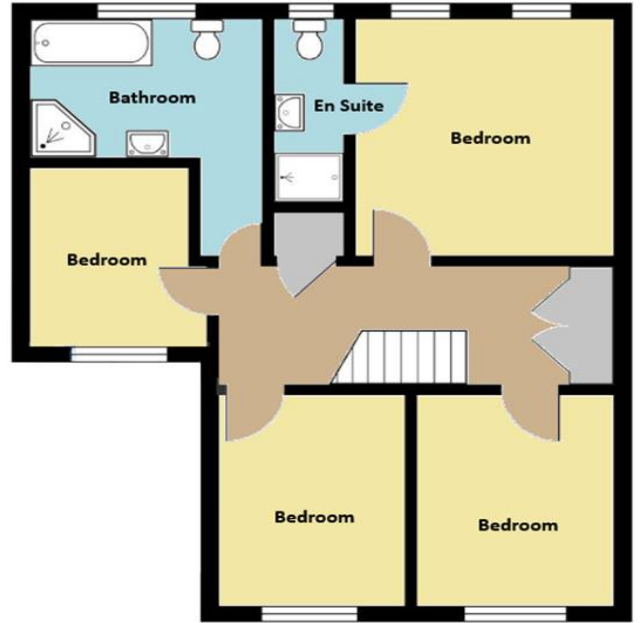
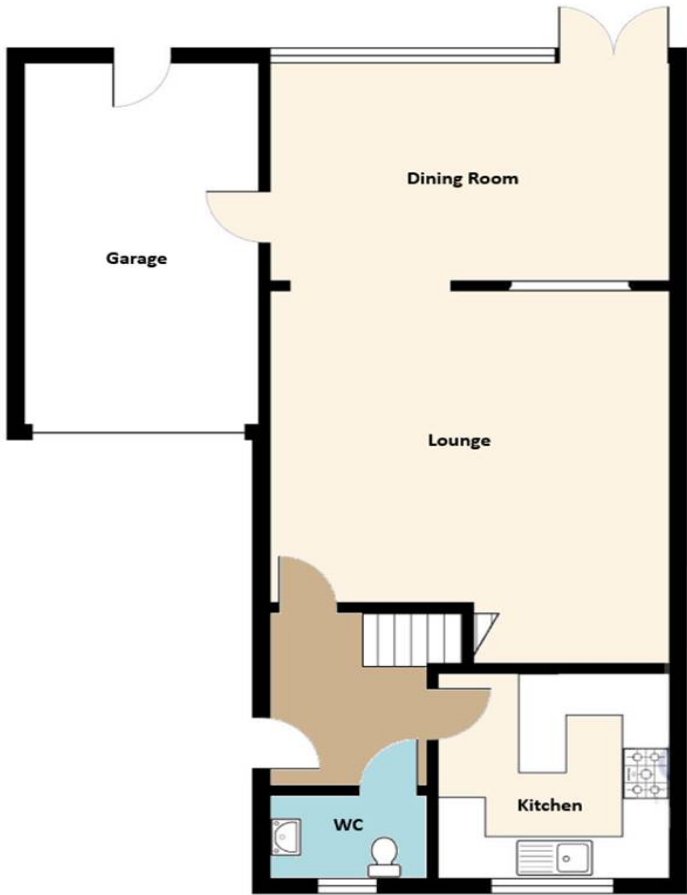


Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property. No person in the employment of Kent Estate Agencies has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. For a free valuation of your property contact the number on this brochure. Printed2025







Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 2 St. Magnus Court St. Magnus Close BIRCHINGTON CT7 9UP | Energy rating C | Valid until: 7 August 2035 |
| | | Certificate number: 0384-3053-7208-2125-5204 |

| | |
|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 118 square metres |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

