

SUNNY LODGE

This is a rare opportunity to acquire a very individual property. Located in a secluded position in one of the few remaining private roads in Birchington, this property, and several others in the close vicinity was built in c. 1882. The upper elevations are decorated with 'frescoes' - termed more accurately as sgraffito panels - which were created by George Frampton, who designed and created the Peter Pan statue in Kensington Gardens, London.

The glorious sandy beaches are only a short distance away, as is the railway station for the main line to London (Victoria, Charing Cross and Canon Street). The main shopping street is only a short walk away. The historic city of Canterbury, with its magnificent Cathedral and marvellous shopping precinct is approximately 14 miles away.

Tiled over hand porchway with tiled steps to:

<u>HALLWAY</u>	Radiator. Telephone table with 2 drawers. Parquet flooring. Power point. Understairs cupboard. Hanging cupboard with folding door.
<u>LOUNGE/DINER</u>	16'6" x 17'4" into attractive bay window. Double radiator. Tiled hearth and fireplace. Gas point! Power points. Very attractive through room. Double glazed doors to:
<u>MUSIC/GAMES ROOM</u>	20'0" x 14'0". Two radiators. Power points. Double glazed doors to crazy paved Patio /rose arbour.
<u>KITCHEN / DINER</u>	14'0" x 12'9". Single drainers ink unit. Work tops with drawers and cupboards under. 4 wall cupboards. Tiled splash backs. Gas point Power points. Tiled ceiling with strip lights. "Wilson" Oil fired central heating boiler. Door to:
<u>LOBBY</u>	with FULLY FITTED SHOWER UNIT OFF. Door to:
<u>CLOAKROOM</u>	with W.C. Hand wash basin. Electric radiator. Electric wall heater. Half-tiled walls.
<u>STAIRS TO FIRST FLOOR AND LANDING</u>	
<u>LANDING</u>	Six fitted cupboards to landing. Access to roof space. Door to LARGE AIRING CUPBOARD with Immersion heater.
<u>BEDROOM 1 (Front)</u>	13'0" x 12'0". Radiator. Power points. Sealed off fire-place and hearth. Cupboard with fitted hand basin and mirror. One hanging cupboard and two other small cupboards.
<u>BEDROOM 2 (Front)</u>	12'0" x 9'0". Radiator. Power points. Large fitted cupboard. 15' x 8' 6"
<u>BEDROOM 3 (Front)</u>	13'3" x 7'3". Radiator. Power points. Fitted cupboards. Dressing table. Magnificent sea views.

Cont.

"SUNNY LODGE" SPENCER ROAD, BIRCHINGTON.

BATHROOM

Half-tiled walls. Panelled bath with shower ^{Tap.}
Hand wash basin. Radiator Heated towel rail. Electric
wall fire Low level W.C. Sea views.

EXTERNALLY

GARDENS

Gate from Private Road to side yard with Tradesmens
Entrance. Oil Tank for C/H.

This individual house has a garden to go with it,
and high walls surrounding. Privet Hedges, Copper
Beech, bushes, numerous fruit trees (Apples and Pears)
Wonderful show of climbing roses and standards. Well
stocked flower beds and borders with old crazy paved
pathways. Sunken walk-way and lawn pathways, as well as
mature lawns and rose arbour. The garden sounds enormous
but isn't. There is just a lot of thought and love and
flowers in it!! There is also a very true to life
childrens Garden House with panelled front door and
leaded light windows.

GARAGE

Detached Garage with vehicle access from Spencer Road.
Door to garden.

PRICE: £30,000. FREEHOLD.

RATEABLE VALUE £302.

THIS PRICE TO INCLUDE VERY GOOD QUALITY FITTED CARPETS

THROUGHOUT, PLUS CURTAIN TRACKS.

Sold by Silvester's – 1978
Sold to Brenda Kirby