



Westbrook Avenue, Margate





82 Westbrook Avenue
Margate
Kent
CT9 5HE



Description

Ground Floor

- Porch
- Entrance Hall
15'11 x 11'8
(4.85m x 3.56m)
- Lounge
18'6 x 15'7
(5.64m x 4.75m)
- Kitchen/Breakfast Room
15'11 x 11'2
(4.85m x 3.40m)
- Dining Room
16'10 x 14'0
(5.13m x 4.27m)
- Study
12'5 x 7'3
(3.78m x 2.21m)
- Cloakroom
- Utility Room
12'2 x 4'3
(3.71m x 1.30m)
- Family Room
12'0 x 10'11
(3.66m x 3.33m)

- Bedroom
15'11 x 14'7
(4.85m x 4.45m)
With doors to balcony
- En-suite Shower Room
- Bedroom
16'10 x 13'9
(5.13m x 4.19m)
With basin
- Store Room
- Bedroom
16'0 x 12'1
(4.88m x 3.68m)
- Bedroom
12'0 x 11'8
(3.66m x 3.56m)
Plus built-in cupboard
- Bath & Shower Room
- Separate WC

External

- Front Garden/Driveway
- Garage
16'2 x 10'7
(4.93m x 3.23m)
- Rear Garden

First Floor

- Landing

Property

This charming four-bedroom detached family home is situated on the borders of Westbrook and Westgate within close proximity to the cliff top walks and beaches. Found on a corner plot with wrap around gardens and electric gates is this arts and crafts styled property, entering via a large hallway the ground floor comprises three spacious reception room, a kitchen/breakfast room, a study, utility room and WC. The rear of the property is laid out such that it would provide a fabulous annex area if needed. To the first floor there are four bedrooms with the master bedroom boasting en-suite facilities plus a further family bathroom.

Externally there are mature gardens to all four sides with a private enclosed lawned rear garden, there is also off -street parking for several cars as well as a garage.

The property is found just off the seafront and within easy access to the shops and sandy beaches in both Westgate and Margate. Both towns also have a mainline railway station providing a regular service to London. The area boasts a number of highly regarded schools in both the public and private sectors and there are numerous leisure and recreational facilities available.



Our Time Here

Being within easy walking distance of the beach, two train stations and close enough to Margate to get back from an evening out makes my home an ideal location. There are many stores nearby, so I never need to go too far to pick up essentials.

There are several features of my home that I love. The original wooden flooring and doors as well as three original fireplaces add to the character of the property. The garden is both private and sunny – it is easy to look after. Every room is large, even the smallest bedroom is a double room. For me it's the perfect family home.

The local towns offer plenty of things to do. My property is perfectly equidistant from Margate and Westgate. This provides a combination of both a social lifestyle, with Margate's restaurants and bars, and a traditional town in Westgate with a butchers and bakery. My property is far enough away from the busy towns to be quiet and near enough to access everything.

There is very little I would change about my home as all the work I have carried out here has been done with a high attention to detail. It has been a very enjoyable place to live.





Ground Floor
Approximate Floor Area
1399.09 sq. ft.
(129.98 sq. m)



First Floor
Approximate Floor Area
1094.36 sq. ft.
(101.67 sq. m)

TOTAL APPROX FLOOR AREA 2493.46 SQ. FT. (AREA 231.65 SQ. M)

Measurements are approximate. Not to scale. Illustrative purposes only.

www.upzoom.co.uk

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		
	67	76

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	59	69

England & Wales

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