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Oakwood  
Prestige & Country



Westbrook Avenue | Westbrook | Margate

# Property

Westbrook Avenue | Westbrook | Margate

- Very spacious living
- Immense character & charm
- Easy access to station
- Large private plot
- Double glazing. Central heating
- Garage & Parking, EPC D

## Description

ARTS AND CRAFTS ELEGANCE...! The position of this beautifully presented character home in Westbrook could hardly be better, being literally 200 yards from cliff top walks and the sandy beaches of Westbrook and Westgate. This home was built in the 1920's by a local reputable builder and has been thoughtfully planned offering space, style and elegance ideal for family living, with options to easily convert and extend to provide an ANNEXE either for dependant relatives or independent family member. Ample parking, with electric gates leading to garage and offering additional parking for a number of vehicles. Offered to the market for the first time in many years, this home is a real treat to view as property like this are rarely available in this location. Be quick!

## Location

Located in a wonderful position close to the seafront on the borders of Westbrook and Westgate, with very good access to the mainline railway station providing high speed access to London. The shops are also easily accessible with a wide range of facilities from bakers, butchers, grocers and news agents, as well local convenience store. Access to London and Canterbury by road is very straightforward via the Thanet Way, which is less than 2 miles distant making this a great position for anyone needing to access the road network.

The Blue Flag sandy beaches in Westgate and Margate are very easily accessible, but Westbrook beach is nearest in walkable distance, directly from the property.

An enviable spot that will truly offer a great lifestyle.







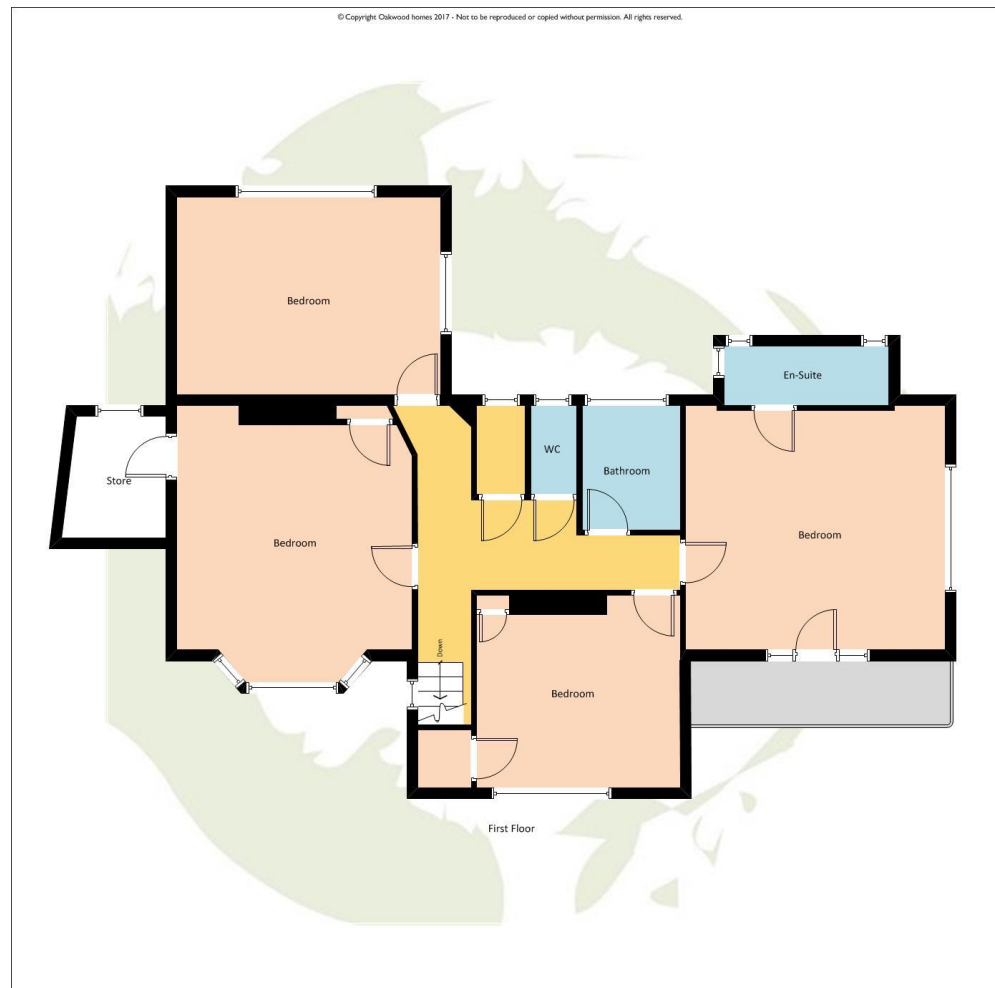
Ground Floor

### Ground Floor

Entrance via front door to Porch with inner door to:

- Hallway: 15'9" (4.80m) x 11'7" (3.53m)
- Living Room: 18'4" (5.59m) x 15'7" (4.75m)
- Dining Room: 17' (5.18m) x 13'9" (4.19m) into bay
- Study: 12'3" (3.73m) x 6'9" (2.06m)
- Cloakroom:
- Kitchen/breakfast room: 15'9" (4.80m) 11'1" (3.38m)
- Utility: 11'9" (3.58m) x 4'6" (1.37m)
- Annexe: 11'9" (3.58m) x 10'9" (3.28m) This area could easily be converted to provide a fully self-contained annexe, with complete facilities.

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First Floor

### First Floor

- Bedroom 1: 15'9" (4.80m) x 14'8" (4.47m), En-suite shower room
- Bedroom 2: 17' (5.18m) x 13'9" (4.19m)
- Bedroom 3: 15'9" (4.80m) 11'9" (3.58m)
- Bedroom 4: 12' (3.66m) x 11'7" (3.53m)
- Bathroom: Modern 3-piece suite & separate W.C
- Outside: Lovely gardens to all four sides with enclosed rear garden, lawned plus driveway with parking for several cars via electric gates.
- Garage: 16' (4.88m) x 10'6" (3.20m)

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Oakwood Prestige & Country for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. O162

