

## Property brochure



Westbrook Avenue  
Westbrook  
Margate  
Kent  
CT9 5HS

Price: £419,995

.....  
5 Bedrooms

.....  
2 Receptions


.....  
1 Bathroom

.....  
1 Garage

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EPC F

.....  
Tenure FREEHOLD  
Council Tax D

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### The Property

LOCATED IN WESTBROOK AVENUE WITH SEA VIEWS OVER LOOKING THE GREEN & TENNIS COURTS IN THE ROYAL ESPLANADE, EARLY VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE OF THIS 5 BEDROOM SEMI-DETACHED FAMILY HOME. The large accommodation is arranged over 3 floors with a large double bedroom with its own shower and sea views on the top floor, plus 4 further bedrooms and a bathroom and separate W.C on the first floor. Whilst the ground floor consists of lounge, dining room and a kitchen with small utility area and cloakroom. To the rear of the property is an enclosed south facing garden which leads to a garage with driveway in front for 2 cars. The views from the front bedrooms are stunning including sunsets over the sea, the property is bigger than it looks and will make a perfect family home.

### Location

Located in the popular Westbrook area with sea views and over looking the green and tennis courts on the Royal Esplanade. Westgate-On-Sea is situated close by with its station, selection of shops and own cinema. Margate itself is less than 2 miles away with the fashionable Old Town, mainline station along with popular attractions such as Dreamland & the Turner Contemporary art gallery..



### Accommodation

#### GROUND FLOOR

Porch	
Entrance Hall	
Lounge	14'0" (4.27m) x 12'0" (3.66m) into bay
Dining Room	12'5" (3.78m) x 12'0" (3.66m)
Kitchen	13'6" (4.11m) x 7'10" (2.39m) opening to 12'7" (3.84m) max
Utility area	
Cloakroom	

#### FIRST FLOOR

Landing	
Bedroom 1	13'8" (4.17m) x 11'10" (3.61m) into bay with sea views
Bedroom 2	11'6" (3.51m) x 10'8" (3.25m)
Bedroom 3	10'0" (3.05m) x 7'7" (2.31m) with sea views to front
Bedroom 4	9'5" (2.87m) x 8'6" (2.59m)
Bathroom	
Separate WC	

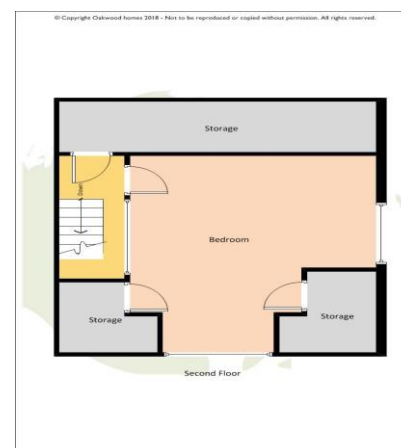
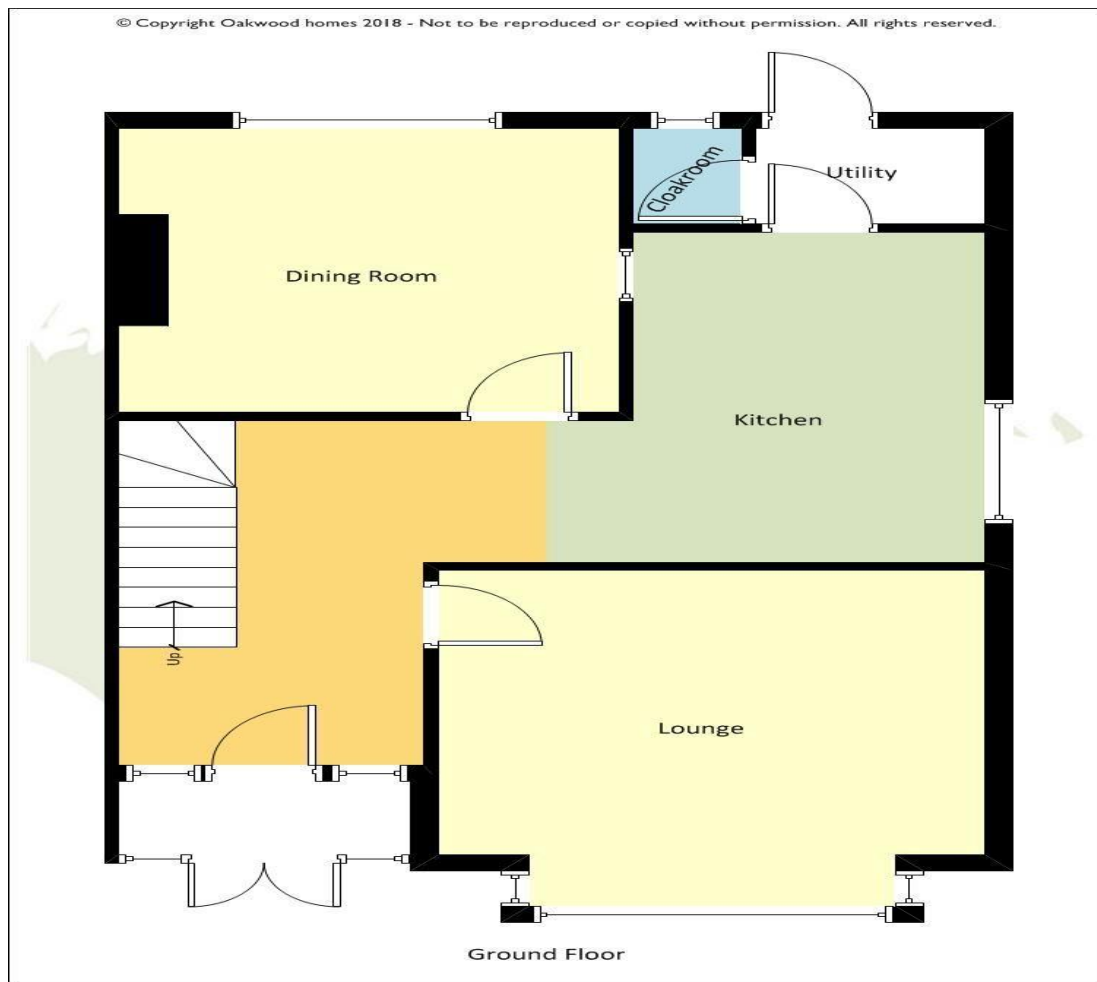
#### SECOND FLOOR

Landing	
Bedroom 5	17'10" (5.44m) x 16'10" (5.13m) into dormer with sea views

#### OUTSIDE

Rear garden approximately 45' (13.72m) south facing with lawn access to garage & driveway with parking for 2 cars. Front garden.





## Property brochure

### Key Features

- 5 bedrooms
- 2 reception rooms
- Sea views to front
- Close to sea front
- Garage & driveway
- Enclosed rear garden

Floor Area: 1668 Sq Ft

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0015953/20180118/DGDR

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