

01843 230 960

[www.lovett.net](http://www.lovett.net)



## Price

£259,995

## Freehold

2 x 

2 x 

1 x 

Lymington Road,  
Westgate-On-Sea,  
CT8 8ER

**\*\* 3D Virtual Walkthrough Now Available! \*\***

Making an ideal family home due its close proximity to schools and park this two Bedroom semi-detached home boasts both en-suite facilities and a **PARKING TO REAR** at the rear. It is also being offered with **NO FORWARD CHAIN**. The accommodation comprises; entry from the front into the Hall giving access to all rooms, including a very useful downstairs cloakroom with WC+ wash hand basin. The Kitchen comes with fitted wall/base units with surrounding tiling, fitted electric oven with gas hob and stainless steel extraction hood over. It also includes plumbing for both washing machine and dishwasher. The open-plan Lounge/Diner has use of a discreet under-stairs cupboard and gives access to the rear lawned Garden which offers side access leading round to the allocated parking space. Upstairs, you will find two good size Bedrooms both having built-in wardrobes. The larger to the front gives access to the Bathroom, comprising bath, basin and WC. The Bedroom to the rear has an en-suite shower room with basin & WC too. This great home warrants early viewing to avoid being missed.



Lovetts Birchington Ltd. Trading as Lovetts Property Services  
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ  
Reg. In England No. 4264378 VAT No.785 158296  
Directors: Richard Crosby MNAEA & Tracey Crosby





- EPC Rating - B
- En-suite Facilities
- Parking to The Rear
- Park Across Road
- No Forward Chain
- Excellent Location
- 0.3 Miles to Train Station
- Close to Local amenities



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Total floor area approximately - 78 m<sup>2</sup>

- Lounge/ Diner - 4.65m x 4.65m
- Kitchen - 1.73m x 1.02m
- Bedroom 1 - 3.84m x 2.84m
- Bedroom 2 - 3.45m x 2.54m
- Bathroom - 2.36m x 1.65m
- En-Suite - 2.74m x 1.07m
- Cloakroom - 1.02 x 1.73



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