



**Offers over**

**£280,000**

**Freehold**

3 x 

3 x 

3 x 

**Star Lane, Westwood  
Cross, Margate**



This charming three-bedroom semi-detached house is the perfect family home, ideally located just a short walk from the popular Westwood Cross Shopping Centre. With excellent transport links to the Thanet Way.

The property opens to a bright Hallway that provides access to all ground floor rooms, along with stairs leading to the first floor. Off the Hallway, you'll find a convenient WC and a spacious Living Room. Continue through to the bright Kitchen/Dining Room, which is equipped with fitted wall and base units, an electric oven with a gas hob, washing machine and dishwasher, fridge/freezer and patio doors opening to the rear garden. The garden also features a side gate and also another gate for easy access to the parking bay located behind the property.

Upstairs, there are three well-proportioned bedrooms. The primary bedroom benefits from an en-suite shower room, while the second is a generous double, and the third is a cozy single. Completing the first floor is the family bathroom, offering a modern three-piece suite.

Additionally there is a useful access via side ally to front of house for bin collection.











- EPC Rating - C
- Links To Thanet Way
- Parking Bay To Rear
- Modern Design
- Close to Local Amenities
- Family Home
- Garden To Rear
- A Walk Away To WWX
- Prime Location







THE BEACHHOUSE


KITCHEN RULES  
• WASH THE DISHES •  
REMEMBER YOUR TABLE MANNERS  
*Set the table* **BE KIND**  
HELP CLEAR UP **TO THE**  
WASTE NOT **COOK**  
WANT NOT *Eat your greens*  
TRY EVERYTHING ONCE





Star Lane, Margate,  
CT9 4FF

This floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 