



63 Minster Road, Westgate-On-Sea
£425,000

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SUBSTANTIAL PERIOD FAMILY HOME IN NEED OF MODERNISATION!

Miles and Barr are delighted to be offering this rarely available, substantial family home to the market with NO FORWARD CHAIN. In our opinion, properties that offer such a wealth of charm, character and opportunity are very few and far between. This property has been in the same family for many decades and is a home full of happy memories and well preserved original features.

Arranged over three floors; the ground floor accommodation is comprised of a spacious entrance hall with access to a large living room with bay window to the front, a dining room, breakfast room and small kitchen area. The first floor has a split level landing with access to four well proportioned bedrooms and a family bathroom, and the second floor a further room that could accommodate a multitude of uses.

Externally the front garden is enclosed, and the rear garden has a walled surround and is mostly laid to lawn. The Edwardian character and sheer size of this substantial family home really need to be seen to fully appreciate the opportunity on offer!

Identification

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in





Entrance

Leading to

Lounge

14' 0" x 16' 0" (4.27m x 4.88m)

Dining Room

13' 0" x 13' 0" (3.96m x 3.96m)

Breakfast Room

10' 0" x 9' 0" (3.05m x 2.74m)

Kitchen

11' 0" x 5' 10" (3.35m x 1.78m)

First Floor

Leading to

Bedroom

10' 0" x 11' 0" (3.05m x 3.35m)

Bathroom

5' 10" x 7' 0" (1.78m x 2.13m)

Bedroom

13' 0" x 7' 0" (3.96m x 2.13m)

Bedroom

16' 0" x 12' 0" (4.88m x 3.66m)

Bedroom

9' 0" x 5' 0" (2.74m x 1.52m)

Second Floor

Leading to

Bedroom

11' 0" x 16' 0" (3.35m x 4.88m)

With fireplace





Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure