

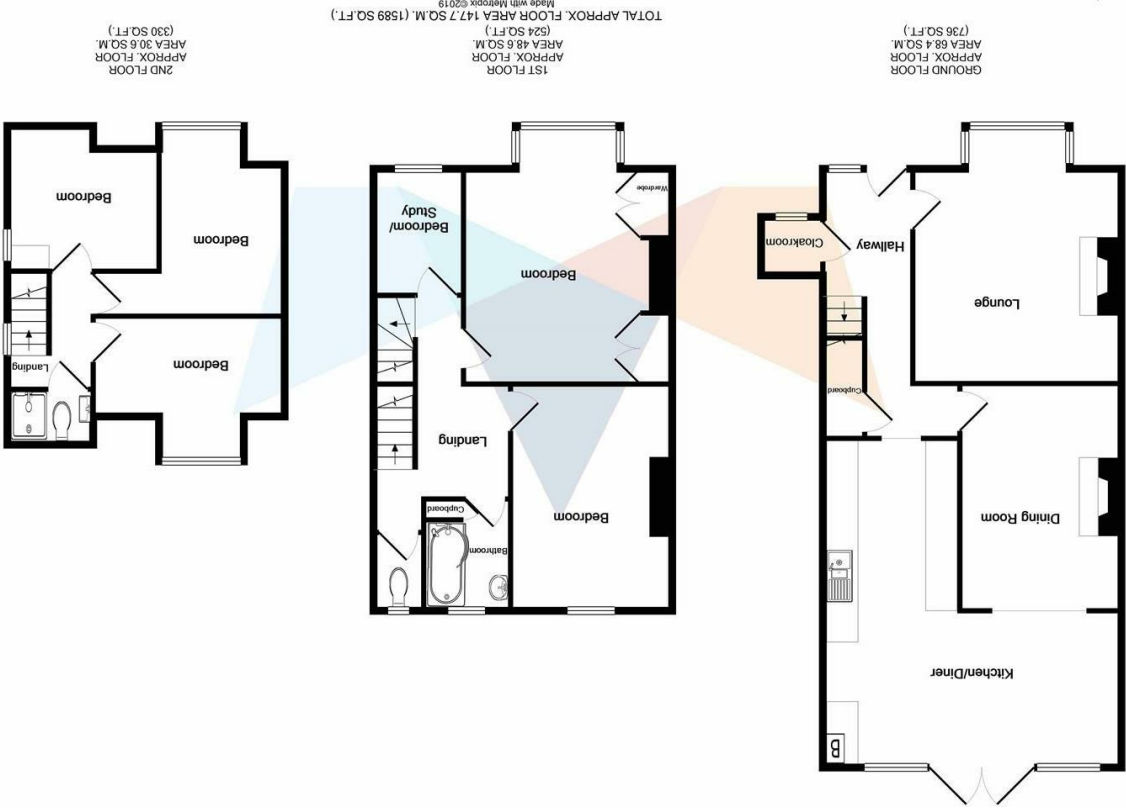
in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Potential
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(93 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-42)
G	(1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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RANCORN ROAD WESTBROOK



RANCORN ROAD
WESTBROOK

£575,000

- Six Bedroom Family Home
- Well Presented
- Walk To Sea Front
- Close To High Speed Train Station
- Over Three Floors
- Two Bedroom Annex
- Invesment Opportunity
- Plenty of Living Accommodation

LOCATION

Ideally situated between Westgate-on-sea and the ever-regenerating Margate, Westbrook appears to have something for everyone. A stone's throw from Margate train station and the high speed St Pancras link, regular bus routes to Canterbury and a walk away from the vibrant Margate "Old Town".

Westbrook is a great place to base yourself. If you enjoy beach life without the hustle and bustle of our welcomed day trippers, then why not try Westbrook Bay with its golden sandy blue flag award beach and café serving everything from fish and chips to a Sunday roast! Those who enjoy more energetic pastimes can enjoy the seafront mini-golf course, miles of open clifftop green spaces and of course a variety of water-based activities. Westbrook is popular with London commuters, and families wanting to be in the catchment area for local schools.

ABOUT

SIX BEDROOM FAMILY HOME CLOSE THE SEAFRONT WITH ADDITIONAL ANNEX!

Miles and Barr are delighted to be offering this six bedroom family home to the market that is beautifully presented and is deceptively spacious once you step through the door!

On the ground floor there is a lounge, separate dining room, additional family room and a large kitchen. On the first floor you have two double bedrooms and a single which could be used as a home office or study and the main family bathroom with a separate WC. Then on the top floor you have the remaining three bedroom which are all a great size. Outside you have a modest rear garden which is mostly patio.

The property also comes with an additional Annex with it's own entrance that is set over two floors boasting a lounge / kitchen / diner, bathroom and two double bedrooms as well as outside space!

This family home is set in a sought after location of Westbrook and is within half a mile of Margate Train and less than a mile to the Old Town and Turner Contemporary. The property also benefits from the beautiful sandy beaches of Westbrook!

Call Miles and Barr to arrange an immediate viewing!

DESCRIPTION

Entrance

Entrance Hall

Lounge 16'7" x 13' (5.05m x 3.96m)

Family Room 14'5" x 10" (4.39m x 3.05m)

Kitchen 20'6" x 8'7" (6.25m x 2.62m)

Dining Area 9'2" x 9' (2.79m x 2.74m)

First Floor

Bathroom 6'8" x 5'6" (2.03m x 1.68m)

WC

Bedroom 14'4" x 9'11" (4.37m x 3.02m)

Bedroom 16'8" x 10'10" (5.08m x 3.30m)

Bedroom 8'1" x 5'7" (2.46m x 1.70m)

Second Floor

Bedroom 11'11" x 9'4" (3.63m x 2.84m)

Bedroom 12'6" x 7'11" (3.81m x 2.41m)

Bedroom 9'5" x 7'9" (2.87m x 2.36m)

External

Rear Garden

Front Garden

Identification Checks

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 advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

