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filtings. 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. 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 In accordance with the Property Misdescriptions Act (1991) 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 constract. We have not carried out a

205 WESTBROOK AVENUE, MARGATE



SAVES





WESTRADOK AVENUE NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY RIAST FLOOR GROSS INTERNAL FLOOR ARAE 615 SQ FT / 57.1 SQ M

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205 WESTBROOK AVENUE MARGATE

GUIDE PRICE £385,000

- Three Story Five Bed Family Home
- Sea Views
- Light & Spacious Throughout
- Garage & Parking
- Laid To Lawn Garden
- One Not To Miss

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 waterbased activities. Westbrook is popular with London commuters, families wanting to be in the catchment area for local schools and couples looking to retire by the sea.

ABOUT

SEA VIEWS....

Miles and Barr are delighted to offer this three story five bedroom property to you with all its charm and character and most importantly sea views from the master bedroom. This semi detached house is located in the ever popular Westbrook Avenue and is close to the local amenities, Schools and beaches. Internally it boasts lounge, diner, kitchen and utility on the ground floor. Four bedrooms, two of which have sea views and family bathroom on the first floor with the master bedroom on the second floor also with stunning sea views. Laid to lawn garden to the rear with garage and parking. To View please call Miles and Barr on 01843 836655

DESCRIPTION

Ground Floor

Cloak Room

Lounge 14'00 x 12'00 (4.27m x 3.66m)

Diner 12'5 x 12'00 (3.78m x 3.66m)

Kitchen 13'6 x 12'7 narrowing to 7'10 (4.11m x 3.84m narrowing to 2.39m)

Utility

First Floor

Bedroom One 13'8 x 11'10 (4.17m x 3.61m)

Bedroom Two 11'6 x 10'8 (3.51m x 3.25m)

Bedroom Three 10'00 x 7'7 (3.05m x 2.31m)

Bedroom Four 9'5 x 8'6 (2.87m x 2.59m)

Bathroom

WC

Second Floor

Bedroom Five 17'10 x 16'10 (5.44m x 5.13m)

Exterior

Rear Garden

Garage

