



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

## 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

## 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, families wanting to be in the catchment area for local schools and couples looking to retire by the sea.

## 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

