



22 Linden Road, Westgate-on-Sea, CT8 8BY

GUIDE PRICE £350,000 to £375,000

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This elegant three-bedroom Edwardian mid-terraced home on Linden Road offers period charm with a stylish modern twist. From its striking bay fronted façade to the beautifully curated interiors, the property has been refurbished and maintained to an exceptional standard, making it truly ready to move straight into. Every room feels bright, fresh, and thoughtfully designed, blending timeless features with contemporary comfort.

The ground floor offers a welcoming entrance hall leading to a bay-fronted reception room filled with natural light, featuring high ceilings, ornate cornicing, and a beautiful fireplace as the centrepiece. Beyond this, a second reception/ dining room opens onto the garden, ideal for entertaining or family life. The kitchen is a real highlight – contemporary and well-appointed with sleek cabinetry, plenty of worktop space and views out to the stunning rear garden. Bi-fold doors connect seamlessly to the patio, creating a wonderful flow between indoor and outdoor living.

Upstairs, you'll find three well-proportioned bedrooms, including a generous principal bedroom to the front with bay windows and fitted shutters. The bathroom is beautifully presented with modern fixtures and a clean, elegant finish.

Outside, the south-facing garden is an absolute gem – immaculately kept with a lawn, mature planting and a smart patio seating area. A timber cabin at the far end offers storage and the perfect space for a home office, studio, or peaceful retreat.

Linden Road is a sought-after residential street, ideally positioned for easy access to the town centre, local shops, the train station for London commuters and several highly regarded schools. This is a rare opportunity to secure a stylish, character-filled home in a superb coastal location.





GROUND FLOOR -

Entrance Hall

Living Room - 4.32m x 3.81m (14'2" x 12'6")
into bay and alcove

Dining Room - 3.73m x 3.12m (12'3" x 10'3")
into alcove

Kitchen - 4.98m x 2.87m (16'4" x 9'5")

FIRST FLOOR -

Landing

Bedroom One - 4.75m x 4.39m (15'7" x 14'5")
into bay and alcove

Bedroom Two - 3.71m x 3.1m (12'2" x 10'2")

Bedroom Three - 3m x 2.82m (9'10" x 9'3")

EXTERNAL -

Front Courtyard

Rear Garden (South Facing)

Cabin (main area) - 2.92m x 2.41m (9'7" x 7'11")

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band C (£2,196.66 PA)

EPC RATING -

65 | D

SERVICES -

All mains services are connected to the property

HEATING -

Gas Central Heating

BROADBAND -

Full Fibre Broadband Available





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LISTED BUILDING/ CONSERVATION AREA -
No

PARKING -
None - on street only

OUTSIDE SPACE -
Front courtyard, South facing garden to the rear

RESTRICTIONS, RIGHTS AND EASEMENTS -
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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AGENTS NOTE - 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. Room measurements are maximum unless otherwise stated. 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.



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Approximate Area = 1126 sq ft / 104.6 sq m

Outbuildings = 107 sq ft / 9.9 sq m

Total = 1233 sq ft / 114.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1282018

