



Oakwood homes®  
putting people first

## Property brochure



GORDON GROVE  
WESTGATE  
KENT  
CT8 8NS

Price: £475,000

6 Bedrooms

2 Receptions

2 Bathrooms

EPC E

Tenure FREEHOLD  
Council Tax C



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD

## Property brochure



### The Property

IN CENTRAL WESTGATE, A STONE'S THROW TO THE SEA FRONT, TRAIN STATION AND CANOPIED PARADE OF SHOPS. This is a great size 6 bedroom family home arranged over 3 floors. On the ground floor you will find lounge and separate dining room, kitchen leading to utility room and also a cellar. On the first floor there are 3 double bedrooms and 2 shower rooms and on the 2nd floor a further 3 double bedrooms. To the outside there are low maintenance gardens. The property is located with catchment areas of popular local schools as well as being a short walk from Westgate town that has a great mix of shops, restaurants, bars and other amenities as well as Westgate train Station that has direct links to London.

### Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

### Accommodation

#### GROUND FLOOR

Entrance Hall

17'2" (5.23m) x 13'2" (4.01m)

Lounge

14'9" (4.50m) x 13'2" (4.01m)

Dining Room

Lean to

Kitchen

13'8" (4.17m) x 12'06" (3.81m)

Utility Room

8'5" (2.57m) x 5' (1.52m)

Separate WC

Cellar

#### FIRST FLOOR

Split level landing

5'6" (1.68m) x 5'1" (1.55m)

Shower Room

10'8" (3.25m) x 7'6" (2.29m)

Shower Room

Bedroom 1

15'7" (4.75m) x 13'2" (4.01m)

Bedroom 2

14'4" (4.37m) x 13'2" (4.01m)

Bedroom 3

10'8" (3.25m) x 5'8" (1.73m)

#### SECOND FLOOR

Split level landing

Bedroom 4

14'1" (4.29m) x 13'2" (4.01m)

Bedroom 5

14'9" (4.50m) x 13'3" (4.04m)

Bedroom 6

13'8" (4.17m) x 11'6" (3.51m)

OUTSIDE

Front and rear garden



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## Property brochure

### Key Features

- 6 bedrooms
- 2 reception rooms
- Cellar
- 2 shower rooms
- Train station and beach close by

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0020695/20220818/HMDR



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