



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



WELLESLEY ROAD  
WESTGATE  
KENT  
CT8 8DR

Price: £300,000

3 Bedrooms

2 Receptions

1 Bathroom

EPC D

Tenure FREEHOLD  
Council Tax B



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### The Property

Oakwood homes are delighted to present to the market this fantastic chain free three bedroom family home close to popular primary and secondary schools.

Situated in Westgate, the property comprises a large through diner, a modern kitchen/breakfast room and W.C to the ground floor. The first floor offers three bedrooms and a family bathroom. Outside the rear garden is laid mainly to lawn, with a timber summerhouse which could be used as an office, and is the perfect size to be enjoyed by children and gardeners alike. The property really is bigger than it looks, so why not see for yourself! Call Oakwood homes now to secure your viewing.

### 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

Lounge/dinning room

Kitchen

Upstairs

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

OUTSIDE

Rear Garden

24'2" (7.37m) 17'4" (5.28m)

17'4" (5.28m) x 16'5" (5.00m)

6' (1.83m) x 6' (1.83m)

9'6" (2.90m) x 11'2" (3.40m)

10'5" (3.18m) x 11'2" (3.40m)

6'7" (2.01m) x 6'6" (1.98m)



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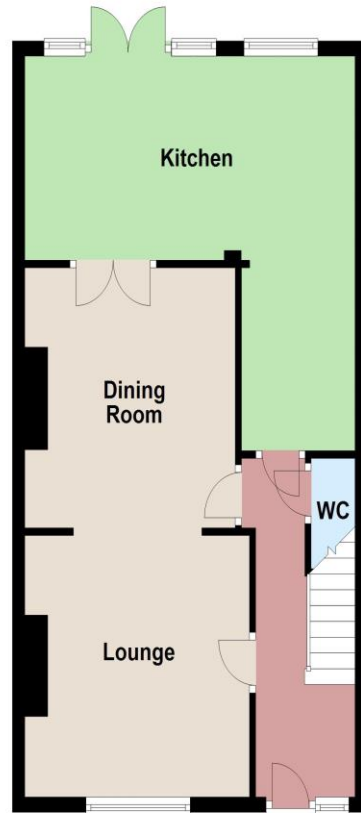
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Ground Floor



First Floor



### Key Features

- Chain free!
- 3 bedroom family home
- Larger than it looks
- In catchment for great local schools
- Open plan kitchen/breakfast room
- Large lounge through diner
- Call Oakwood homes today!
- Current estimated rental value - £1450-£1500PCM

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



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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. BIR0022282/202307826/AWDP



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