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Property brochure



ST AUGUSTINES PARK
WESTGATE
KENT
CT8 8EN

Price: Offers Over £400,000

4 Bedrooms

2 Receptions

2 Bathrooms

Off Street Parking

EPC B

Tenure FREEHOLD
Council Tax D



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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



The Property

SIMPLY STUNNING AND CHAIN FREE! Come and take a look at this great sized four or five bedroom end of terrace town house which is arranged over three floors and offers great size family accommodation, situated in the very popular St Augustine development in Westgate. Accommodation comprises a dining room/study or fifth bedroom, a W.C and kitchen/breakfast room to the ground floor, a lounge and master bedroom with en-suite to the first floor, and a further two bedrooms and family bathroom on the third floor. To the rear is a manageable garden, plus the property benefits from two parking spaces. Situated approximately a 10 minute walk to Westgate town, and in a great location for access to schools, this has to be on your viewing list! Call Oakwood homes today to find out more.

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildred's 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

Dining room/study 11'7" (3.53m) x 10'3" (3.12m)

Kitchen/Breakfast room 15'3" (4.65m) x 13'5" (4.09m)

W.C

FIRST FLOOR

Landing With storage cupboard

Lounge 15'4" (4.67m) x 11'8" (3.56m)

Main Bedroom 1 With built in wardrobes 13' (3.96m) x 11' (3.35m)

En-suite 8' (2.44m) x 7' (2.13m)

SECOND FLOOR

Landing With storage cupboards

Bedroom 2 13' (3.96m) x 10'4" (3.15m)

Bedroom 3 12'7" (3.84m) x 8' (2.44m)

Bedroom 4 8'8" (2.64m) x 7' (2.13m)

OUTSIDE

Moderate sized low maintenance rear garden. Secure bin storage area leading to the front of the property. Two private parking spaces

Annual fee for communal grounds £330.58 for the period 1/1/24 - 31/12/24



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Key Features

- Chain free
- Four/five bedroom end of terrace townhouse
- Ready to move in
- Sought after location
- A short walk to the town and train station
- Two private parking spaces
- En-suite off main bedroom
- Two reception rooms

Need a mortgage..?

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0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022853/20240115/AWDP



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