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Property brochure



COLLEGE GARDENS
WESTGATE -ON SEA
KENT
CT8 8EY

Price: Offers Over £399,995

4 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC C

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



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The Property

This exceptional four bedroom family home has to be viewed! Set in the very popular and exclusive St Augustines Park, this attractive townhouse arranged over three floors comprises recently fitted modern kitchen/diner in excess of 29' (8.84m), boasting a large breakfast island and a selection of integrated appliances, access off the hallway to the integral garage, and a W.C all to the ground floor. The second floor is arranged with a bright and airy lounge to the front opening out onto a functional beautiful balcony, two bedrooms and family bathroom. The third floor is home to a further two bedrooms, one of which benefits from an en-suite, completing the internal space. The pretty rear garden has been thoughtfully landscaped to enjoy the sun or shade and a low maintenance design, allowing time for busy lifestyles and has a back gate with access to a pathway belonging to the property. A driveway to the front provides parking for one car and leads to the garage.

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

Hallway

Door to integral garage.

Kitchen/breakfast/diner

26'1" (7.95m) x 16'2" (4.93m) (kitchen width) narrowing to 9'3" (2.82m) dining width.

W.C

SECOND FLOOR

Lounge

16'2" (4.93m) x 12'4" (3.76m)

Bedroom 1

13'2" (4.01m) x 9' (2.74m)

Bedroom 2

10'8" (3.25m) x 7' (2.13m)

Bathroom

9' (2.74m) x 7'2" (2.18m)

THIRD FLOOR

Bedroom 3

14' (4.27m) x 12'5" (3.78m)

Bedroom 4

14' (4.27m) x 12' (3.66m) plus en-suite

En-suite

9' (2.74m) x 4' (1.22m)

OUTSIDE

Driveway for one car leading to a garage, plus on street free parking.

Garage 17'9" (5.41m) x 8'8" (2.64m)

Beautifully landscaped low maintenance rear garden with pergola, patio area and raised decking.

Grounds fee £27.54 per month over 10 months.

Broadband is believe to be supplied via fibre to the house.



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Key Features

- Four bedroom townhouse
- Immaculate condition
- Integral garage
- En-suite to one of the main bedrooms
- Fabulous kitchen/diner in excess of 29' (8.84m)
- Lounge to front
- Balcony off the lounge with space for small table & chairs
- Pretty rear garden

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. BIR0023921/20240823/AWDP



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