



**Price**  
**£350,000**

**Freehold**

4x  1x  1x 

**Linksfield Road,  
Westgate-On-Sea, Kent,  
CT8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards





## Main features

- Generous and lovingly maintained front and rear gardens
- Off road parking for multiple cars
- Modern fitted kitchen/dining area overlooking the beautiful garden
- Fantastic workshop which is currently been used a cinema room
- Close to amenities, bus routes and local schools

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hallway  
 Lounge : 12'2 x 11'5 (3.71m x 3.48m)  
 Bedroom 4 : 10'11 x 10'10 (3.33m x 3.30m)  
 Bedroom 3 : 11'4 x 10'11 (3.46m x 3.33m)  
 Cloakroom  
 Kitchen/Dining Area: 15'9 x 11'3 (4.80m x 3.43m)  
 Conservatory : 19'8 x 5'9 (6.00m x 1.75m)

### FIRST FLOOR

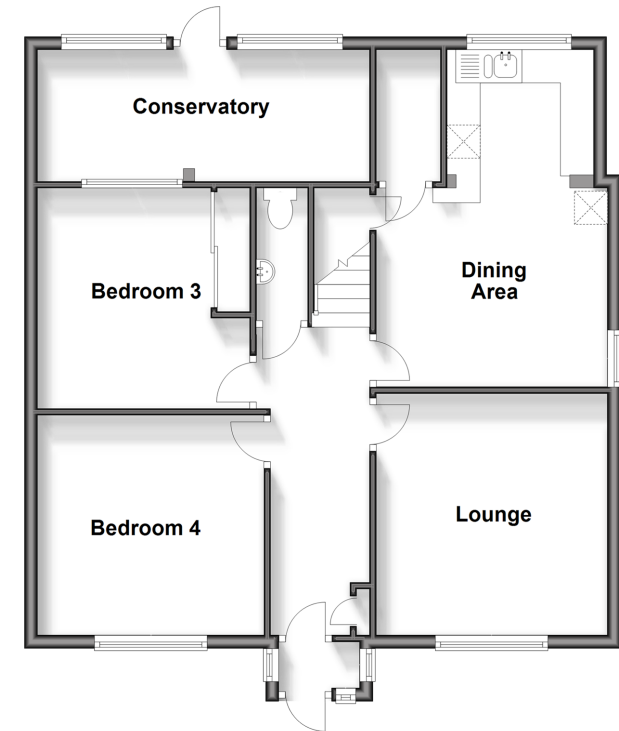
Landing  
 Bedroom 1 : 16'6 x 10'8 (5.03m x 3.25m)  
 Bedroom 2 : 16'3 x 10'8 (4.96m x 3.25m)  
 Bathroom

### OUTSIDE

Workshop/Outbuilding : 17'7 x 12'8 (5.36m x 3.86m)  
 Garden to Front and Rear  
 Off Road Parking

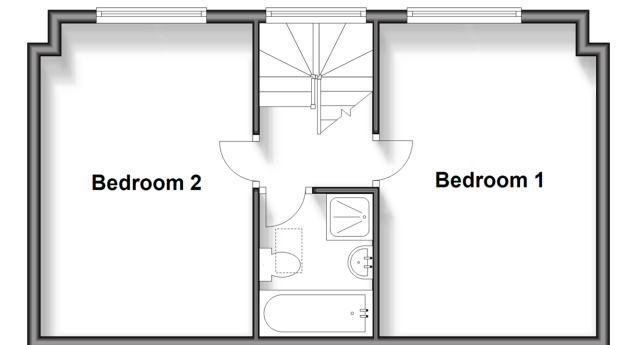
### Ground Floor

Approx. 76.6 sq. metres (824.8 sq. feet)



### First Floor

Approx. 40.0 sq. metres (431.1 sq. feet)



**Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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