



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

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

*Wards*  
Helping you move forwards





## Main features

- Beautiful family home
- Stunning rear garden, perfect for the upcoming summer months
- Perfect if you are looking for a home you can move straight into
- Large lounge and dining area which is great for entertaining
- Lovely location close to amenities bus routes and the train station

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge : 14'7 x 11'9 (4.45m x 3.58m)

Dining Area : 15'1 x 11'8 (4.60m x 3.56m)

Kitchen : 9'11 x 9'8 (3.02m x 2.95m)

Utility Room : 13'0 x 5'0 (3.97m x 1.53m)

Bathroom : 9'11 x 9'8 (3.02m x 2.95m)

### FIRST FLOOR

Landing

Bedroom 1 : 15'0 x 12'0 (4.58m x 3.66m)

Bedroom 2 : 10'6 x 9'9 (3.20m x 2.97m)

Bedroom 3 : 9'7 x 7'10 (2.92m x 2.39m)

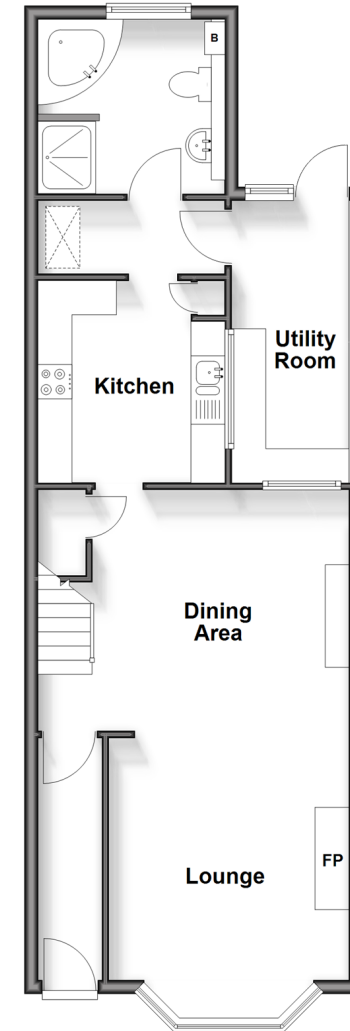
Separate Toilet

### OUTSIDE

Garden to Front and Rear

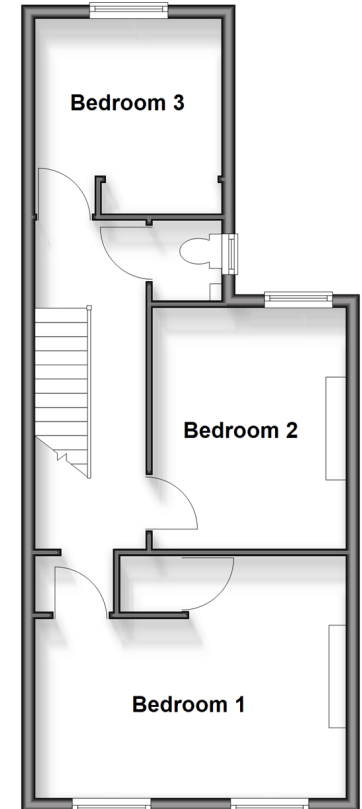
### Ground Floor

Approx. 59.8 sq. metres (643.2 sq. feet)



### First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



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



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