



Guide Price
£390,000

Freehold

4x  2x  2x 

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

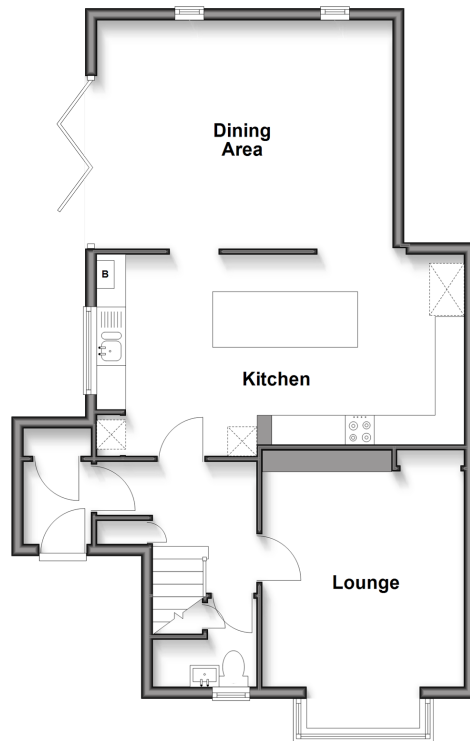
OVER 60?

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

Wards
Helping you move forwards

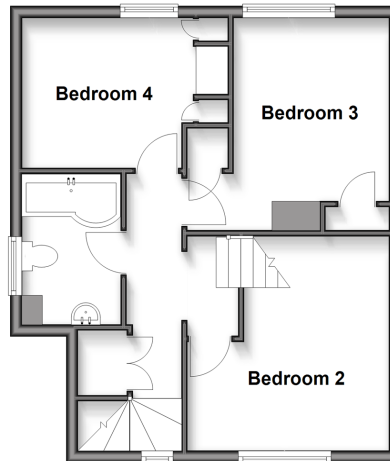
Ground Floor

Approx. 68.2 sq. metres (733.6 sq. feet)



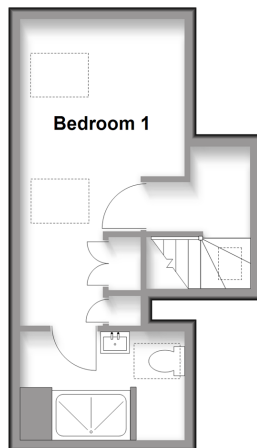
First Floor

Approx. 44.8 sq. metres (482.0 sq. feet)



Second Floor

Approx. 22.6 sq. metres (243.1 sq. feet)



Outbuilding

Approx. 16.1 sq. metres (173.5 sq. feet)



Accommodation

GROUND FLOOR

Porch

Entrance Hallway

Cloakroom

Lounge : 17'9 x 13'7 (5.41m x 4.14m)

Kitchen : 20'11 x 11'4 (6.38m x 3.46m)

Dining Area: 12'10 x 11'6 (3.91m x 3.51m)

FIRST FLOOR

Landing

Bedroom 2: 12'1 x 11'9 (3.69m x 3.58m)

Bedroom 3: 12'4 x 8'10 (3.76m x 2.69m)

Bedroom 4: 11'9 x 8'3 (3.58m x 2.52m)

Bathroom : 7'11 x 4'4 (2.41m x 1.32m)

SECOND FLOOR

Landing

Bedroom 1 : 17'7 x 9'6 (5.36m x 2.90m)

En-Suite Shower Room : 9'4 x 6'0 (2.85m x 1.83m)

OUTBUILDING

Room 1 Used as Bedroom/Kitchen

En-Suite Shower Room

OUTSIDE

Garden to Rear

Off Road Parking



Main features

- Lovely extended family home
- Off road parking
- Situated within a short distance to the train station and local shops
- Fantastic outbuilding currently used as a guest room with an en-suite shower room
- Low maintenance rear garden



Nearest Schools

Primary Schools: St Saviour's C of E Junior School 0.2 miles, Birchington C of E Primary 1.0 miles
Secondary Schools: Ursuline College 0.2 miles, King Ethelbert School 0.4 miles, Hartsdown Technology College 1.6 miles



Transport Information

Train Stations: Westgate-on-Sea 0.6 miles, Birchington-On-Sea 1.7 miles, Margate 2.2 miles



Address

Lymington Road, Westgate-On-Sea, Kent, CT8



Directions

For directions to this property please contact us.



Call Birchington Branch 01843 842551 ■ 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
- 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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