



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£280,000**

**Freehold**

3x 1x 1x

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

*Wards*  
Helping you move forwards



## Main features

- Popular area of Westgate-on-Sea
- Large driveway providing ample parking
- Generous lounge with sliding doors leading to the garden
- Large rear garden with two outbuildings and adjacent field views
- Practical utility area

## Accommodation

### GROUND FLOOR

Entrance Porch

Kitchen : 13'7 x 5'11 (4.14m x 1.80m)

Utility : 10'8 x 5'5 (3.25m x 1.65m)

Lounge : 17'7 x 13'5 (5.36m x 4.09m)

### FIRST FLOOR

Landing

Bedroom 1 : 12'8 x 10'8 (3.86m x 3.25m)

Bedroom 2 : 10'7 x 10'5 (3.23m x 3.18m)

Bedroom 3 : 9'5 x 7'3 (2.87m x 2.21m)

Bathroom : 6'0 x 5'6 (1.83m x 1.68m)

### OUTBUILDINGS

Store Room

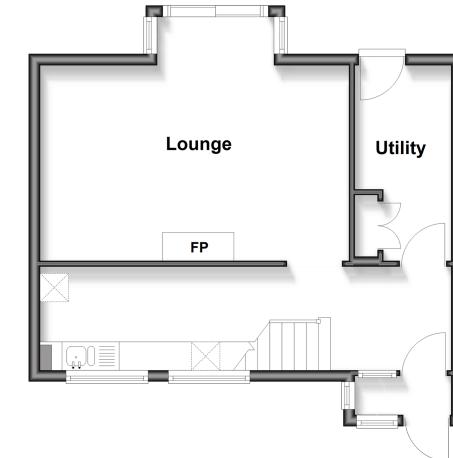
Store Room

### OUTSIDE

Off Road Parking

Garden to Rear

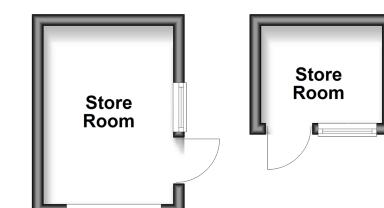
**Ground Floor**  
Approx. 41.7 sq. metres (448.4 sq. feet)



**First Floor**  
Approx. 37.4 sq. metres (402.3 sq. feet)



**Outbuildings**  
Approx. 10.8 sq. metres (115.7 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
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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