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Ascot Gardens, Westgate-On-Sea, Kent, CT8 8EF

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Guide Price £345,000
Freehold

Situated in the tranquil cul-de-sac of Ascot Gardens, this exquisite four-bedroom mid-terrace home offers impeccable finishes throughout, making it an exceptional family residence.

On the ground floor, a converted garage serves as an additional reception room with custom-built storage. The expansive reception area includes a spacious lounge and dining area. At the rear, the modern fitted kitchen boasts ample worktop space and integrated appliances.

The first floor features three generous bedrooms, with a fourth bedroom or dressing room adjacent to the rear bedroom. Additionally, a luxuriously finished four-piece family bathroom is located on this level.

Externally, the property includes a block-paved driveway accommodating multiple vehicles and a meticulously maintained rear garden with a patio seating area and artificial turf.

Westgate-on-Sea, located on the northeastern coast of Kent, is a picturesque coastal village known for its serene beaches and Victorian architecture. It boasts excellent transport links, with frequent train services to London and surrounding areas provided by the Southeastern railway. The village offers a range of local amenities, including charming cafes, boutique shops, and a variety of recreational facilities. Education is well catered for, with several well-regarded primary and secondary schools serving the community. Westgate-on-Sea is an appealing choice for those looking to enjoy a peaceful coastal lifestyle with easy access to urban conveniences.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Lobby
Reception Room
Lounge/ Diner
Kitchen/ Breakfast Room

External

Driveway
Rear Garden

First Floor

Bedroom 1
Bedroom 2
Bathroom
Bedroom 3
Bedroom 4/ Dressing Room

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band D (Thanet District Council)

Energy rating: Current 67 | D. Potential 88 | B.

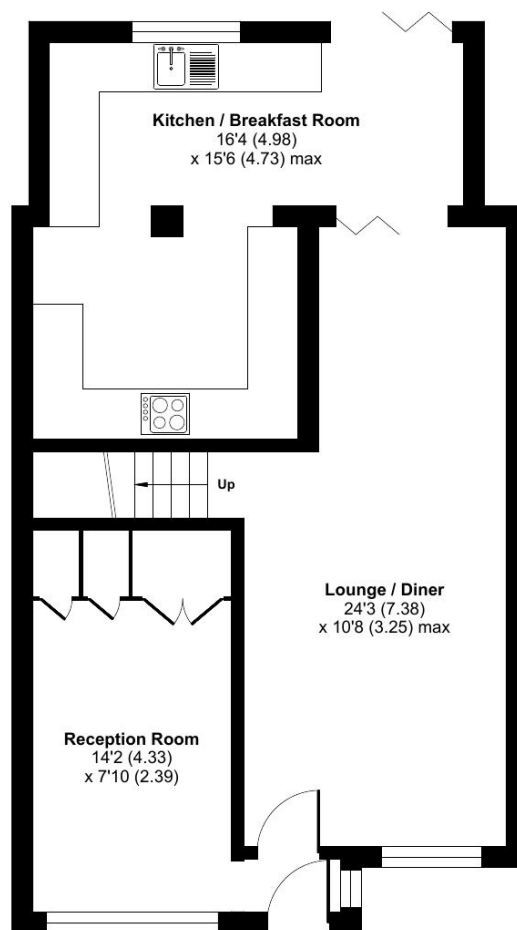
Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

Agent's Note: In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property as it is owned by family member of a Finn's employee.

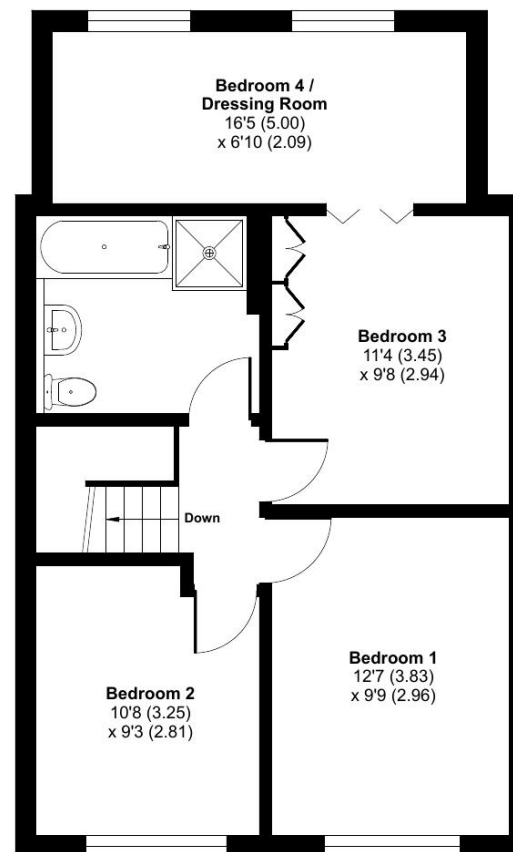


Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1145702

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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