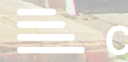




College Square
, Westgate-On-Sea, CT8 8BW

Offers In The Region Of £415,000



9 College Square

, Westgate-On-Sea, CT8 8BW

TMS Estate Agents is thrilled to present this spacious and versatile 5-bedroom end-of-terrace townhouse, located in the highly sought-after area of Westgate-on-Sea.

Upon entering, you'll immediately notice the bright and inviting atmosphere of the ground floor. The living room provides ample space for relaxing or hosting gatherings, while the modern kitchen is designed to meet the demands of daily life. With extensive worktop space, plentiful storage, and room for dining, the kitchen is a true centerpiece of the home. The layout ensures seamless functionality, whether preparing meals, entertaining guests, or simply enjoying a morning coffee.

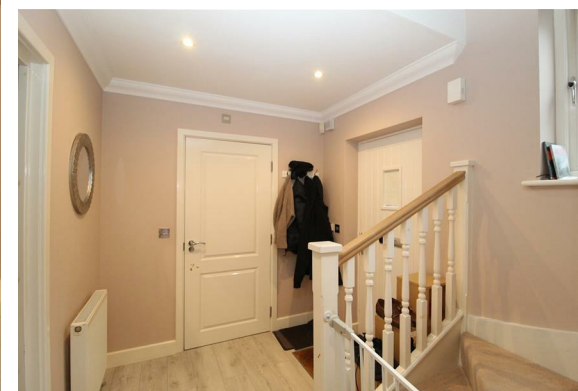
The property's five bedrooms are spread across the two upper floors, each generously proportioned to suit a variety of uses, such as home offices or hobby rooms. Two of the bedrooms benefit from en-suite facilities, adding a level of comfort and convenience rarely found in similar properties. The flexibility of this layout makes it suitable for individuals or households with a range of needs.

Externally, the property is equally impressive. The front garden offers an inviting space for adding personal touches to the home's exterior. The south-facing rear garden is a versatile outdoor haven, featuring a patio area that's ideal for alfresco dining, entertaining, or simply relaxing in the sun. For added convenience, the garden includes a double gate that provides rear access, making it possible to park a vehicle or utilize the space for larger items.

The property also boasts two allocated parking spaces, ensuring that your parking needs are always met without compromise.

Westgate-on-Sea is a vibrant coastal town that perfectly balances the charm of a seaside community with modern conveniences.

Please contact us today and arrange a viewing!





Hallway

Downstairs W.C
6'11" x 3'1" (2.12 x 0.94)

Kitchen
13'5" x 8'0" (4.11 x 2.44)

Lounge/ diner
19'6" x 14'11" (5.96 x 4.56)

Landing

Bedroom 5
8'7" x 6'11" (2.63 x 2.13)

Bedroom 4
11'4" x 8'0" (3.47 x 2.44)

Bathroom
8'0" x 6'9" (2.44 x 2.06)

Bedroom 3
14'11" x 8'7" (4.56 x 2.62)

Landing

Bedroom 2
15'5" x 8'11" (4.70 x 2.74)

En-suite
8'0" x 4'2" (2.44 x 1.28)

Bedroom 1
15'5" x 10'3" (4.70 x 3.14)

En-suite
8'0" x 3'8" (2.44 x 1.14)

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



Floor Plan



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

