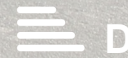




**Moonrakers, Elm Grove, Westgate-On-Sea.**  
**Offers Over £550,000**





Nestled in the heart of Westgate-On-Sea, this delightful detached chalet bungalow offers the perfect combination of space, comfort, and privacy. This charming home features three generously sized bedrooms, thoughtfully designed to cater for family living. The inviting reception room exudes warmth, providing the ideal space to relax or entertain loved ones.

The recently refurbished brick-built conservatory is a bright and versatile space that overlooks the tranquil, private garden. The south-facing garden, not overlooked, is a peaceful retreat, enclosed with a half-walled patio – perfect for soaking up the sun, enjoying al fresco dining, or simply unwinding in privacy. Its manageable size makes it easy to maintain, leaving you more time to enjoy it.

This home offers excellent family living with three beautifully appointed bathrooms – a full en-suite bathroom, a recently upgraded en-suite toilet and shower room, and a full family bathroom on the ground floor, offering convenience and comfort for all family members.

For those needing additional storage or a workshop, the garage provides ample space. The property also offers off-street parking for multiple vehicles, ensuring convenience for family members and guests alike.

Location is key, and this home excels in that regard. Just a short walk from Westgate's charming town centre, you'll find a mix of shops, cafes, and local amenities, all set under the iconic Victorian canopy – a feature that adds historical charm to the area. The nostalgic Carlton Cinema is nearby, further enhancing the town's unique character. Sandy beaches offer the perfect setting for leisurely strolls, while golf lovers will enjoy the proximity to Westgate & Birchington Golf Club. For commuters, the train station provides easy access to London.

With all these conveniences on your doorstep, it's understandable why Westgate-On-Sea is such a highly sought after area!

Call TMS today to arrange your personal viewing!  
We're available 7 days a week







**Lounge**  
22'11" x 16'0" (7.00 x 4.89)

**Dining Room**  
13'8" x 10'5" (4.19 x 3.18)

**Kitchen**  
13'8" x 10'0" (4.18 x 3.06)

**Utility Room**  
8'0" x 5'6" (2.46 x 1.69)

**Bedroom Two**  
16'11" x 15'0" (5.17 x 4.59)

**Ensuite**  
8'4" x 4'9" (2.55 x 1.46)

**Bedroom Three**  
11'8" x 8'0" (3.57 x 2.46)

**Bathroom**  
8'4" x 5'10" (2.55 x 1.80)

**Conservatory**  
21'7" x 9'2" (6.58 x 2.80)



## FIRST FLOOR

**Main Bedroom**  
15'5" x 10'5" (4.72 x 3.18)

**Ensuite**  
10'7" x 6'9" (3.23 x 2.06)

## EXTERNAL

**Double Garage**  
17'6" x 17'4" (5.34 x 5.30)

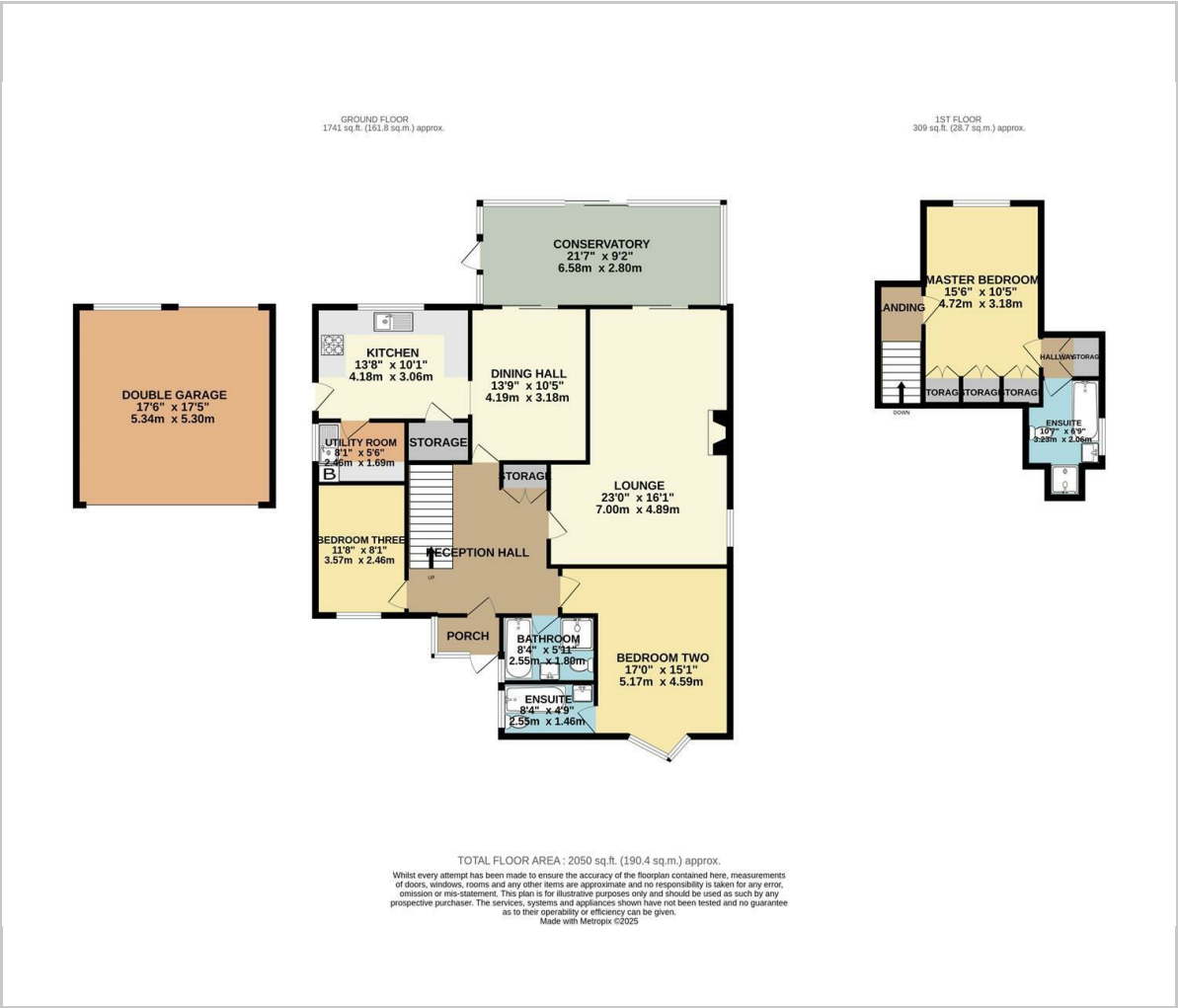
## Identification Checks

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

