



128 Minster Road
, Westgate-On-Sea, CT8 8DG

Offers In The Region Of £460,000



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Set back from the road behind its handsome walled frontage, this wonderful family home makes a lasting first impression. The paved front garden offers effortless off-street parking.

Step inside and the space opens up beautifully. Through the porch and into a wide, inviting hallway, the graceful dog-leg staircase sets the tone for what's to come. At the front, the bright and airy lounge is bathed in natural light from the charming bay window - the perfect spot to relax with a book or gather with family.

The kitchen and dining room are separate but flow together seamlessly, the wide opening between them creating a sociable, semi-open feel. Beyond, the extended sitting room adds another layer of comfort and flexibility, with skylights drawing in the daylight and stunning bi-fold doors leading to the garden. It's a space that adapts effortlessly - for parties, play, or peaceful moments. A stylish shower room completes the ground floor.

Upstairs, the first floor hosts four bedrooms - three generous doubles and a single - along with a very handy walk-in wardrobe and a smart family bathroom with bath and overhead shower. There's plenty of room for everyone, and no morning queues.

At the top of the house, the loft has been transformed into a calm and luxurious retreat: bedroom one, complete with its own en-suite shower room and walk-in wardrobe. The perfect place to start and end each day.

Outside, the rear garden - spacious, private, and low-maintenance, with a patio for outdoor dining, artificial lawn for year-round greenery, and a versatile garage/workshop with up-and-over door. Tucked neatly at the rear of the garden is a delightful summer house, currently set up as a cosy guest room with room for a bed - ideal for visiting friends, a teenager's den, or a fantastic place to host BBQ's - when the sun comes back around.

Are you ready to view your new home? Call TMS Estate Agents and book in with a member of our award-winning team!





Porch

Hallway

Lounge

12'4" x 11'10" (3.78m x 3.62m)

Dining room

11'1" x 10'5" (3.40m x 3.19m)

Kitchen

11'1" x 8'5" (3.40m x 2.57m)

Sitting room

11'1" x 10'2" (3.40m x 3.10m)

Downstairs bathroom

6'2" x 4'11" (1.88m x 1.52m)

Landing

Bedroom Five

8'4" x 6'5" (2.55m x 1.98m)

Bedroom Four

8'5" x 8'3" (2.57m x 2.53m)

Bedroom Three

10'5" x 7'11" (3.19m x 2.43m)

Bedroom Two

12'5" x 12'4" (3.79m x 3.78m)

Bathroom

8'3" x 5'6" (2.54m x 1.69m)

Bedroom One

13'9" x 13'1" (4.21m x 4.00m)

Ensuite

6'3" x 4'7" (1.92m x 1.40m)

Garage

Outbuilding

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.

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Area Map



Energy Efficiency Graph

