



Thomas  
jackson  
ESTATE AGENTS



**5 Streete Court**

Westgate-on-Sea, CT8 8BT

- Beautiful Character Property
- Three Double Bedrooms
- Set In Delightful Communal Grounds
- Allocated Parking
- Communal Drying Area
- Short Walking Distance To The Beach

**£325,000**

EPC Rating '58'







## Property Description

### THE PROPERTY

Streete Court is a unique setting of individual, architecturally pleasing conversions, set within beautiful lawned and wooded communal gardens. The original building opened as a school in 1894 by the father of A.A Milne of Winnie The Pooh fame. The property has been thoughtfully separated into quality dwellings with a wealth of original features remaining. Comprising entrance hallway, spacious well-planned kitchen, utility lobby, downstairs shower room and WC plus the spacious lounge with high ceilings, attractive beams, inglenook fireplace and French doors opening to the garden. On the first floor two double bedrooms plus a spacious family bathroom with attractive panelling. Bedroom three is a good double and set on the second floor into the eaves. The property oozes character but has the modern convenience of gas central heating and modern fittings. There is a private garden to the rear that opens to the communal grounds. There is one allocated parking space plus communal visitors' spaces.







## COMMUNAL GARDENS

Substantial communal grounds, mostly laid to formal lawns surrounded by mature woods surrounding the entire estate.

## ENTRANCE HALLWAY

Entrance door, radiator, stairs to first floor, ceramic tiled flooring, doors to:-

## KITCHEN

16' 04" x 8' 01" (4.98m x 2.46m) Broadly 'L' shaped and maximum measurements, measurements include fitted base units with an integrated dishwasher and electric oven, space for washing machine, cupboard housing combi boiler, space for fridge freezer, work surface over inset with a four burner gas hob and sink unit with mixer tap over, wooden panelling, matching wall cupboards over, open display shelving, large double glazed windows, door to:-

## LOBBY

Offering plenty of under stairs storage, shelving unit, doorway to:-

## SHOWER ROOM AND WC

Suite comprising double shower enclosure with an electric shower, low level WC and a wash hand basin, attractive tiling and wooden panelling, extractor fan, radiator, tiled flooring.



## SITTING ROOM

19' 07" x 19' 03" (5.97m x 5.87m) Reducing to 14' 07", Feature ceiling beams, Inglenook fireplace with a tiled hearth, two radiators, exposed flooring, secondary glazed window, attractive wooden panelling, built in shelving, French doors open to the private garden.



## STAIRS TO:-

## LANDING

Stairs to eaves bedroom, exposed flooring, feature beams, secondary glazed window, radiator, doors to:-

## BEDROOM ONE

17' 08" x 10' 06" (5.38m x 3.2m) Plus depth of built in wardrobe, ceiling beam, radiator, two panel glazed windows, exposed flooring.



## BEDROOM TWO

12' 06" x 8' 03" (3.81m x 2.51m) Plus depth of built in wardrobe, double glazed window, radiator, exposed flooring.

## FAMILY BATHROOM

8' 03" x 7' 11" (2.51m x 2.41m) Suite includes corner bath with thermostatic mains fed shower fitment over,





low level WC, pedestal wash hand basin, attractive wooden panelling, radiator, exposed flooring, panel glazed window, radiator.

#### **STARS TO:-**

#### **EAVES BEDROOM**

13' 06" x 11' 11" (4.11m x 3.63m) Maximum measurements and includes a large built in wardrobe, double glazed window, radiator.

#### **GARDEN**

There is a private garden accessed from the French doors in the sitting room, a gravelled pathway then leads to the communal lawns. There is also an outside store useful for bikes etc.

#### **PARKING**

There is one allocated parking space accessed from Streete Court Road.

#### **MEASUREMENTS**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### **COUNCIL TAX**

Local Authority Thanet District Council  
Council Tax Band C Council Tax Cost (£PA)  
£1,950.24



#### **ANTI MONEY LAUNDERING**

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors

#### **SERVICE CHARGE**

There is a charge of £60 per month for gardeners services.





# Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

