



121 Sea Road
Westgate-on-Sea | Kent | CT8 8QE

FINE & COUNTRY



Step inside

121 Sea Road

This impressive seafront six bedroom residence with panoramic sea views is ideal if you are looking for a spacious permanent family home or a wonderful seafront holiday and weekend retreat. Originally built as one of the first houses along the seafront in Westgate during the Victorian era it has been extended and transformed by the current owners into a luxurious and contemporary property, but still retains a few period features to add to its individuality.

As you drive onto the large gravel frontage and see the fascinating exterior of the house with its varied roof lines, chimneystacks, pitched roof porch and a plethora of glass, including three sets of French doors to Juliette balconies on the upper floor, you will be excited to see what lies beyond the threshold and you won't be disappointed. The contemporary double front doors open into the light and bright dual aspect entrance hall with a cloakroom and stairs to the first floor. Double doors lead to the charming formal dining room where guests can enjoy views over the rear garden through the large bay window. There is attractive tiled flooring, a hatch to the kitchen for ease of catering, an original corner tiled fireplace and a wide archway to the triple aspect lounge, providing a delightful open plan feel. This has a raised modern log burner you can cosy up to on a cool winter's evening and stunning sea views enhanced further by a corner window.

The 'star of the show' is the superb triple aspect, 25ft open plan living space which includes a sitting room adjacent to three bi-fold doors that open onto the veranda and rear terrace and when these doors are open you really feel you are bringing the outdoors inside. There is a breakfast area and the contemporary kitchen that features a very wide picture window with great sea views, attractive flat fronted units with quartz worktops housing a gas hob, double oven, combi microwave and a central island/breakfast bar with a fridge and a wine cooler. The adjacent utility room includes laundry facilities and additional appliances, a coat cupboard and access to the front drive and a door to a boiler room that could always become a gym or playroom and has a door to the rear garden.

The luxurious first floor accommodation includes three double bedrooms all with en suite facilities. One features an original fireplace and French doors to a Juliette balcony offering excellent sea views. Another has a bay window overlooking the garden and a corner fireplace while the principal bedroom has a bespoke adjacent fitted walk in wardrobe, a sumptuous bathroom with a stand-alone contemporary bath and a separate shower as well as French doors to a Juliette balcony, so you can sit up in bed sipping your morning tea revelling in the views. There is also a single bedroom that makes an ideal office or nursery.

On the second floor there are storage cupboards and two further double bedrooms including one with French doors and a Juliette balcony offering even more fabulous panoramic views and the other with an original fireplace. These rooms are served by a shower room with a door to the spacious loft. This floor would make an ideal 'hideaway' for a teenager or adult children wanting their own space.

The very low maintenance south facing rear garden is ideal for outdoor entertaining and includes a covered veranda and large Indian sandstone terrace that spans the width of the property, a lawn bordered by shrub beds and close board fencing as well as a separate patio area where you can enjoy a drink in the early evening sunshine. While at the front of the property there is plenty of off road parking.











Seller Insight



This has been a wonderful holiday home for us for the past 10 years. There is nothing better than arriving here on a Friday evening after a busy week and being able to relax and enjoy the views. We are just across the road from steps down to the fantastic Blue Flag West Bay and in the summer months we spend as much time enjoying the beach as possible.

During our time here we have updated and extended the property to create the amazing home you see today, which is just ready for new owners to walk into and not have to do anything except install their furniture. We also designed it to be very low maintenance and is very much a 'lock up and go' house if you want it as a holiday home, but it can equally well be a very special permanent home for a large family revelling in the location.

Westgate is a lovely seaside town and the station is within easy walking distance with the fast train to London taking just over an hour and a half. Westgate is also a very friendly community with a village like atmosphere. It has some charming and individual shops including a unique parade of individual canopied shops and cafes as well as an excellent and inexpensive cinema, a golf course and some very good restaurants in the vicinity including the Michelin recommended Quince. The Blue Flag beaches at West Bay and St Mildreds are wonderful for walking the dogs in the winter and swimming in the summer and, if you enjoy cycling, there are a number of excellent routes including part or all of the 32 mile stretch of coastline from Ramsgate to Reculver via the Viking Coastal Trail.

There are also two very good secondary schools in the area as well as a number of well-respected primary schools with grammar and private schools available in Broadstairs, Ramsgate and Canterbury. Road links are very good with access to the Thanet Way for Canterbury and London while, for more in depth retail therapy and entertainment, there is the Westwood Cross shopping centre with its plethora of high street stores and restaurants, casino and bingo hall."

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Westgate Station	0.5 miles
Canterbury	13.9 miles
Dover Docks	24.2 miles
Channel Tunnel	30.7 miles
Gatwick Airport	77.5 miles
Charing Cross	75.2 miles
By Train from Westgate:	
High-Speed St. Pancras	1hr 36mins
High Speed Ashford International	1hr 03mins
London Charing Cross	2hrs 02mins
London Victoria	1hr 42mins
London Bridge	1hr 14mins

Leisure Clubs & Facilities

Westgate and Birchington Golf Club	01843 831115
North Foreland Golf Club	01843 862140
Bannatynes Health Club	01843 600606
Birchington Bowls and Tennis Club	01843 841086
Minnis Bay Sailing Club	01843 841588
Royal Temple Yacht Club	01843 591766

Healthcare

Westgate Practice	01843 831335
Garlinge Surgery	01843 255693
QEQM Hospital, Margate	01843 225544

Education

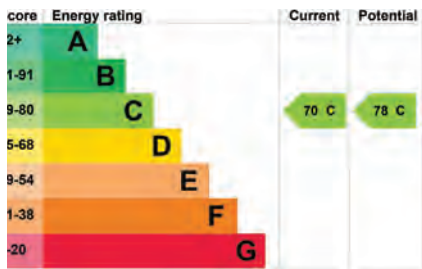
Primary Schools:	
St. Saviour's Junior School	01843 831707
St. Crispin's Community Primary	01843 832040
Chartfield School	01843 831716
Wellesley Haddon Dene	01843 862991
St. Lawrence Junior	01843 587666
Secondary Schools:	
King Ethelbert School	01843 831999
Ursuline College	01843 834431
Chatham House Grammar, Ramsgate	01843 591075
Clarendon House Grammar, Ramsgate	01843 591074
Dane Park, Grammar, Broadstairs	01843 864941
St. Lawrence College (Senior)	01843 587666

Entertainment

Carlton Cinema	01843 832019
Vue Cinema Complex and Casino	01843 579999
Sarah Thorne Theatre, Broadstairs	01843 863701
Granville Theatre, Ramsgate	01843 591750
Quince	01843 833864
The Smugglers Restaurant	01843 841185
West Bay Café, Westgate	01843 831791

Local Attractions / Landmarks

Dreamland Amusement Park	01843 295887
Quex Park Museum, Birchington	01843 842168
Turner Contemporary Gallery, Margate	01843 233000
Shell Grotto, Margate	01843 220008
Spitfire and Hurricane Memorial Museum	01843 821940
Hornby Visitor Centre, Westwood	01843 233524
Dickens House Museum, Broadstairs	01843 863453
Westwood Cross Shopping Centre	



Council Tax Band: G
Tenure: Freehold

Ground Floor
Approx. 145.1 sq. metres (1561.7 sq. feet)



GROUND FLOOR

Entrance Hall	
Cloakroom	
Lounge	20'6 x 14'11 (6.25m x 4.55m)
Dining Room	17'0 x 15'4 (5.19m x 4.68m)
Kitchen & Breakfast Area	25'6 x 14'1 (7.78m x 4.30m)
Sitting Room	15'11 x 11'11 (4.85m x 3.63m)
Utility Room	19'6 x 6'11 (5.95m x 2.11m)
Boiler Room	18'0 x 6'11 (5.49m x 2.11m)

FIRST FLOOR

Landing	
Principal Bedroom	15'0 x 12'0 (4.58m x 3.66m)
En Suite Bath/Shower Room	
Walk In Wardrobe	
Bedroom 2	17'5 x 12'0 (5.31m x 3.66m)
En Suite Shower Room	
Bedroom 3	14'1 x 11'0 (4.30m x 3.36m)
En Suite Shower Room	
Bedroom 6	7'1 x 6'9 (2.16m x 2.06m)

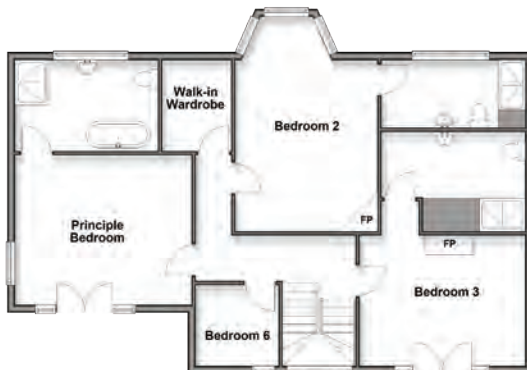
SECOND FLOOR

Landing	
Bedroom 4	13'1 x 11'7 (3.99m x 3.53m)
Bedroom 5	11'7 x 11'1 (3.53m x 3.38m)
Shower Room	

OUTSIDE

Rear Garden
Driveway

First Floor
Approx. 97.9 sq. metres (1054.0 sq. feet)



Second Floor
Approx. 45.6 sq. metres (491.3 sq. feet)



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