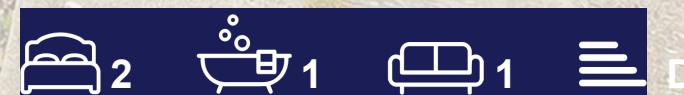




St Lukes Close, Westgate-On-Sea, CT8 8EL

Offers In The Region Of £240,000



Tucked away in the ever-popular St Luke's Close, this two-bedroom home is one of those properties that simply feels easy to live in. It's modern without trying too hard, practical without feeling ordinary, and has been finished to a standard that means you won't be greeted with a list of jobs on moving day.

The ground floor has been opened up to create one bright, versatile living space where the kitchen naturally becomes the heart of the home. Whether you're cooking, entertaining or just putting your feet up after work, everything flows effortlessly and makes the space feel larger than you'd expect. The contemporary kitchen is well-equipped with integrated appliances and blends seamlessly into the living area.

Upstairs, you'll find two comfortable double bedrooms and a modern bathroom, all presented in keeping with the rest of the home. Every room has been well looked after, giving the property a fresh, cared-for feel throughout.

Outside, the rear garden is private and easy to maintain, while the garage en bloc provides that extra bit of storage or secure parking that's always appreciated.

Location is another real selling point. St Luke's Close is a well-regarded development that's perfectly placed for everything Westgate-on-Sea has to offer. The town centre, local schools, railway station and the seafront are all within easy reach, making it just as convenient as it is desirable.

Homes in this location, particularly those requiring so little work, are always in demand. If you're looking for somewhere you can genuinely move straight into and immediately feel at home, give TMS Estate Agents a call and a member of our award-winning team will be happy to book you in to view!





Lounge/Kitchen/Diner
22'3" x 17'10" (6.8 x 5.46)

Bedroom One
14'11" x 10'4" (4.55 x 3.15)

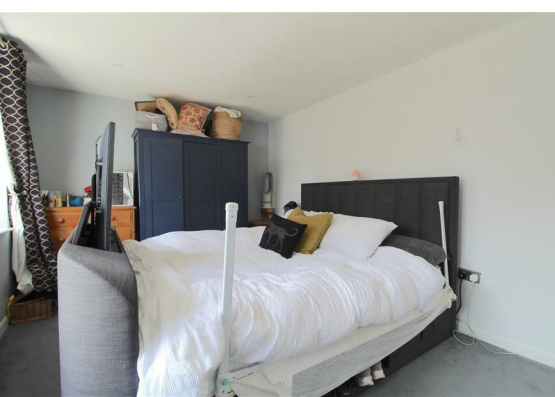
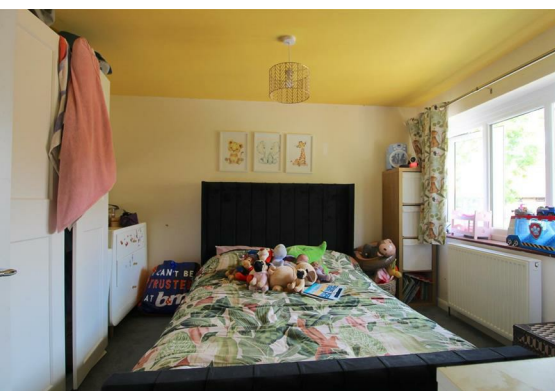
Bedroom Two
11'11" x 10'4" (3.65 x 3.17)

Bathroom
7'6" x 5'5" (2.29 x 1.66)

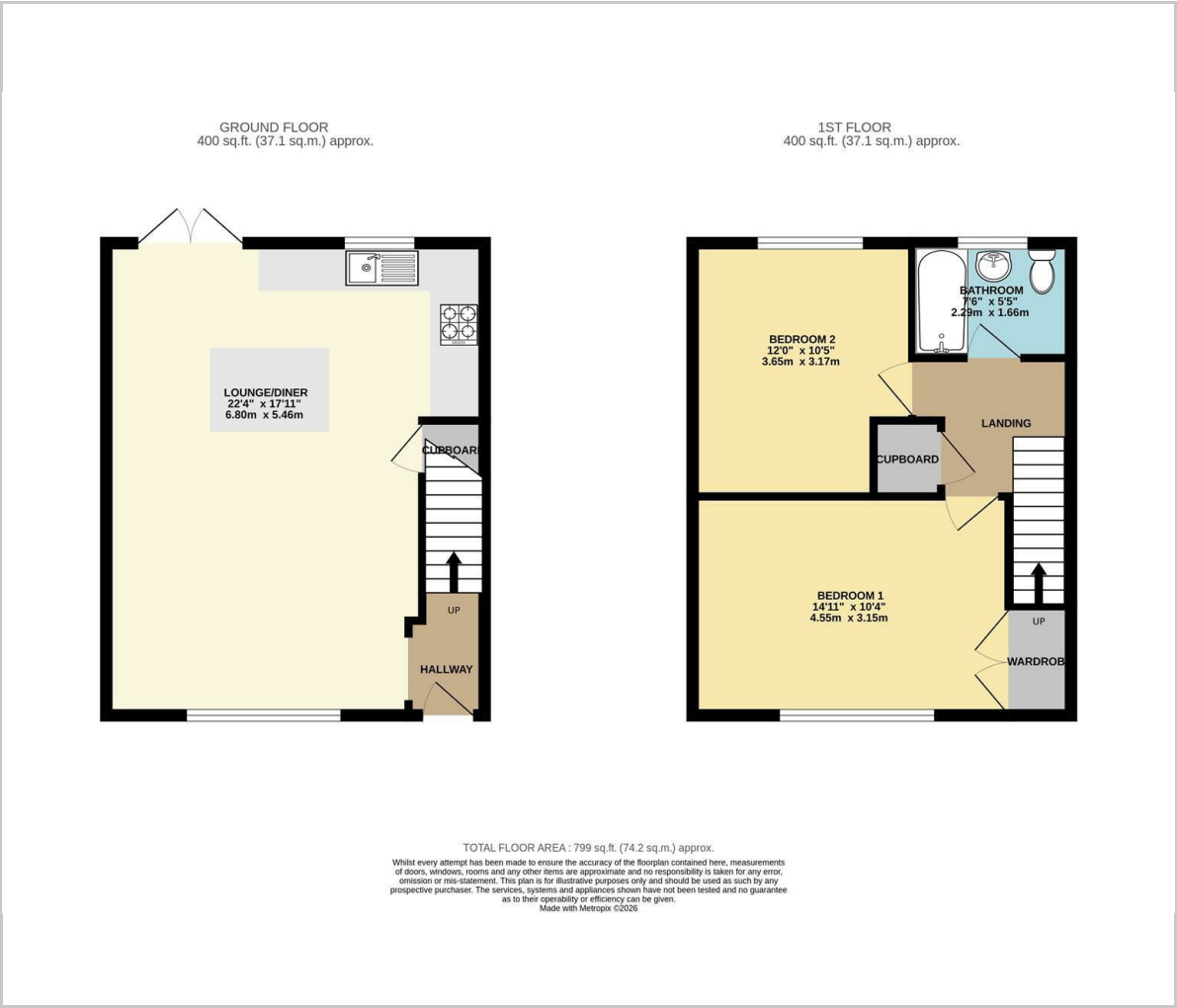


Identification Checks

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



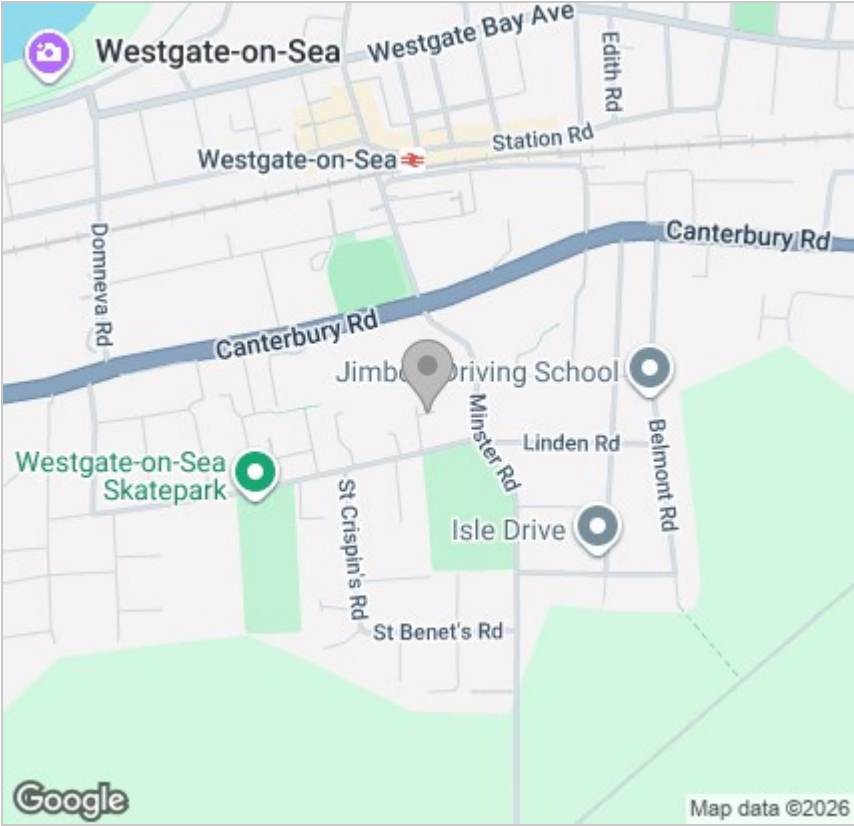
Viewing

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

