



**Guide Price**  
**£425,000**

**Freehold**

4x  2x  2x 

**Westfield Road,  
Westbrook, Margate,  
Kent, CT9**

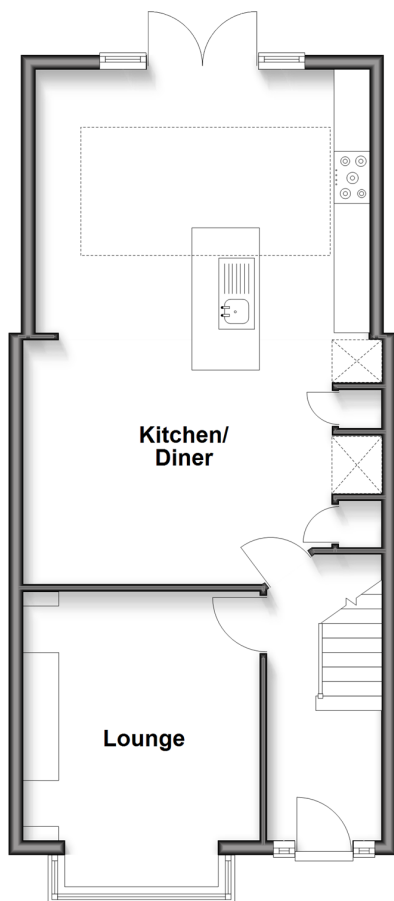
**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards

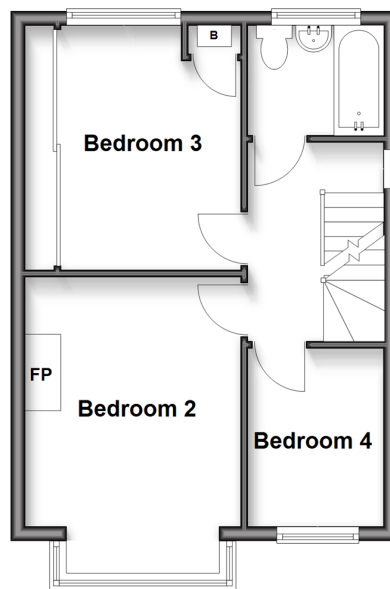
## Ground Floor

Approx. 53.9 sq. metres (580.5 sq. feet)



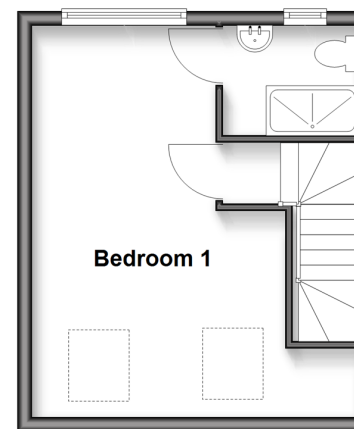
## First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



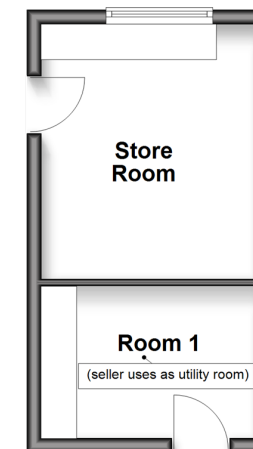
## Second Floor

Approx. 25.3 sq. metres (271.8 sq. feet)



## Outbuilding

Approx. 17.6 sq. metres (189.3 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 11'6 x 9'3 into bay (3.51m x 2.82m)

Kitchen diner: 22'7 x 15'6 (6.89m x 4.73m)

### FIRST FLOOR

Landing

Bathroom

Bedroom 2: 14'2 x 10'2 (4.32m x 3.10m)

Bedroom 3: 11'5 x 8'6 (3.48m x 2.59m)

Bedroom 4: 8'2 x 6'4 (2.49m x 1.93m)

### SECOND FLOOR

Landing

Bedroom 1: 18'0 x 11'3 (5.49m x 3.43m)

En-suite shower

### OUTBUILDING

Store Room

Room 1 (used as utility room)

### OUTSIDE

Front Garden

Off road parking

Rear Garden





## Main features

- Stunning family house
- Desirable location and handy for schools and transport links
- Off road parking and a garage for storage
- The kitchen has been recently extended to create a fantastic open plan area
- En-suite to the main bedroom gives it that boutique hotel feeling



### Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.1 miles, St Gregory's Catholic Primary, Margate 0.8 miles, Salmestone Primary 0.9 miles

Secondary Schools: Hartsdown Technology College 0.4



### Transport Information

Train Stations: Margate 0.7 miles, Westgate-on-Sea 0.9 miles, Birchington-On-Sea 2.4 miles



### Address

Westfield Road, Westbrook, Margate, Kent, CT9



### Directions

For directions to this property please contact us.





Call Cliftonville Branch 01843 227447 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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