



**TMS**

ESTATE AGENTS



**Hockeredge Gardens, Westgate-On-Sea CT8**

**Offers In The Region Of £425,000**



Some homes are simply built. Others are crafted with care and imagination - and those are the ones that truly stay with you. Behind a red brick wall with its own gated driveway, this three-bedroom semi at Hockeredge Gardens feels instantly special, even before you step inside.

Inside, double doors open into a lounge where light streams through the bay window, glancing across polished floors. A chandelier sparkles from a decorative ceiling rose above, while a carved fireplace and two ornate radiators anchor the room. It's elegant yet inviting.

At the rear, the home opens into its showpiece: a grand kitchen and dining space. A vaulted skylight fills the room with natural light, glimmering across another chandelier. White cabinetry, a generous island, and parquet flooring create both drama and warmth, while bi-fold doors connect seamlessly to the garden. It's a space for every occasion, from bustling dinner parties to peaceful coffee breaks. A handy downstairs WC sits just inside the kitchen, a small but thoughtful detail.

Upstairs, two generous doubles (one with built-in wardrobes) and a third single provide balance and flexibility. The bathroom is a retreat in itself: a freestanding roll-top tub beneath a vaulted ceiling, rainfall shower, marble detailing, and a tall arched window framing the view outside, like something out of a boutique hotel.

The garden, bordered by mature shrubs, is private and welcoming with a patio and lawn. At the back sits a cabin - fully equipped with water and electricity. Whether used as a studio, gym or home office, it's a versatile space ready to adapt to your life.

Westgate is a sought-after seaside town with sandy beaches, schools, shops, and local cafés all within easy reach. The railway station offers direct services to London, while nearby Margate and Canterbury provide wider shopping, dining, and cultural options.

Call TMS today to book your viewing! We're available 7 days a week!





Hallway  
13'4" x 5'11" (4.07m x 1.81)

Lounge  
13'5" x 13'0" (4.09m x 3.97m)

Kitchen/ Diner  
28'9" x 19'3" (8.78m x 5.87m)

Downstairs wc  
4'7" x 2'7" (1.41m x 0.8m)

Landing

Bedroom 1  
12'0" x 11'7" (3.67m x 3.54m)

Bedroom 2  
11'10" x 11'7" (3.62m x 3.54)

Bedroom 3  
7'9" x 7'7" (2.37m x 2.33m)

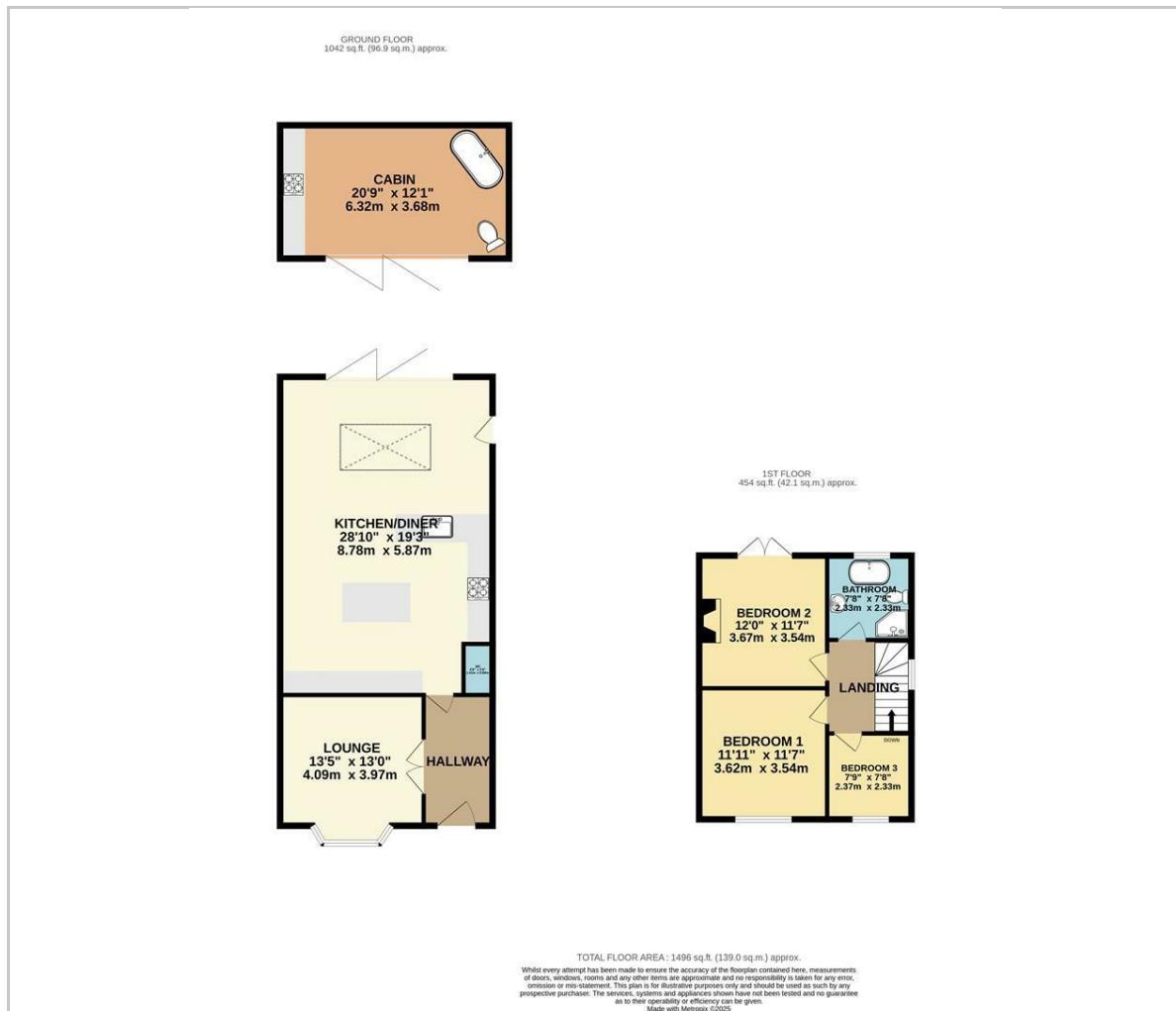
Bathroom  
7'7" x 7'7" (2.33m x 2.33m)

Cabin  
20'8" x 12'0" (6.32m x 3.68m)

**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.



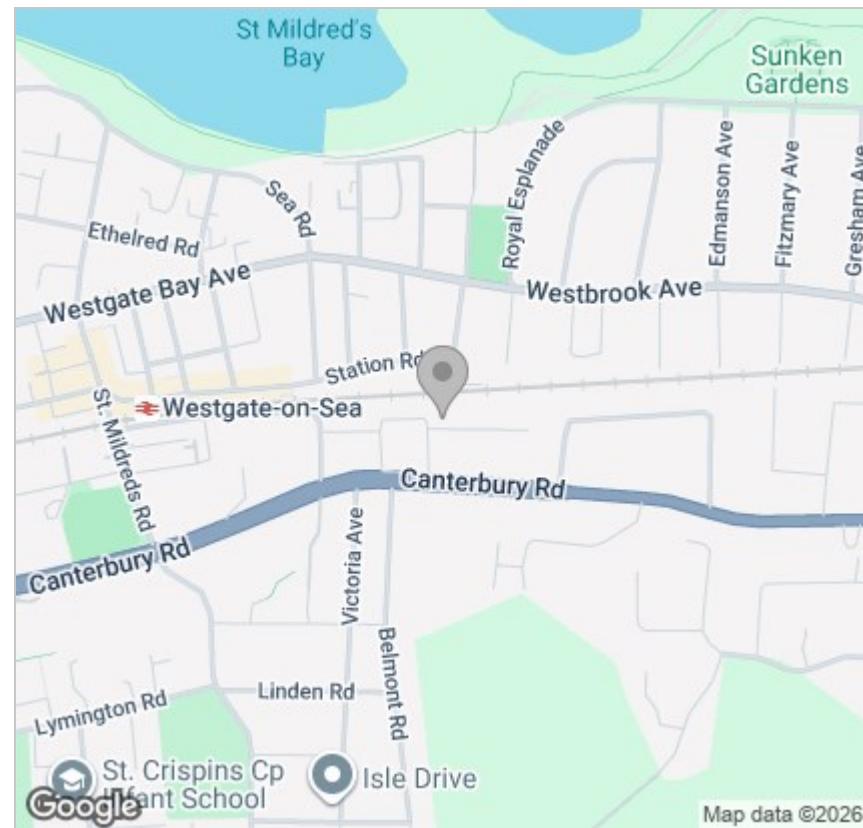
## Floor Plan



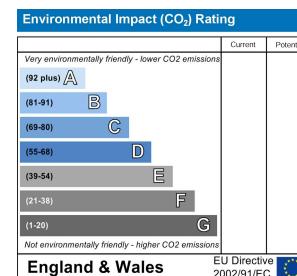
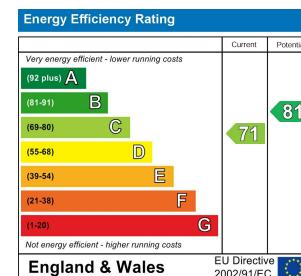
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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