



Belmont Road, Westagat -On-Sea, CT8 8AX

Offers Over £335,000



SOUGHT AFTER WESTGATE ON SEA ~ 4 BEDROOM FAMILY HOME ~ ARRANGED OVER 3 FLOORS

GUIDE PRICE £335,000 - £350,000

Located on the popular Belmont Road in the heart of Westgate-on-Sea, this beautifully presented four-bedroom terraced home offers spacious and versatile accommodation, ideal for modern family living.

Finished to a high standard throughout, the property boasts a warm & welcoming feel with a wonderful sense of space from the moment you enter. The thoughtfully designed layout provides generous living accommodation, perfectly suited to both everyday family life and entertaining.

Arranged over 3 floors the property features four double bedrooms, offering flexibility for growing families, home working or visitors. There are 2 reception rooms and well designed kitchen and separate W.C to the ground floor ensuring convenience and practicality for busy households.

Outside, the beautifully landscaped rear garden is a particular highlight. Designed to maximise the available space, this private sun-soaked retreat is perfect for relaxing, dining al fresco or enjoying summer evenings, there is a versatile Summer House which boasts power & light to fully enhance this lovely garden.

Belmont Road is within easy reach of Westgate-on-Sea's stunning sandy beaches, popular seafront, independent cafés, restaurants and local shops. Excellent transport links are also on hand, with Westgate-on-Sea railway station providing direct services to London, making it an excellent choice for commuters.

There is a range of well-regarded schools, including Ursuline College and St Saviour's Church of England Junior School, together with a variety of everyday amenities nearby.

Offering generous accommodation, attractive outdoor space and an enviable coastal location, this fantastic home presents a rare opportunity to secure a superb family property in one of Thanet's most desirable seaside towns.

Early viewing is highly recommended.





- 4 BEDROOM PERIOD PROPERTY
- DOUBLE BEDROOMS
- SUNNY GARDEN WITH SUMMERHOUSE
- CLOSE TO WESTGATE BAY
- FAST TRAIN LINE DIRECT TO LONDON
- CLOSE TO AWARD WINNING BEACHES & RESTAURANTS AND AMENITIES
- POTENTIAL PLANNING TO EXTEND THE GROUND FLOOR
- EXCELLENT CATCHMENT AREA FOR SCHOOLS

GROUND FLOOR

ENTRANCE HALL

LOUNGE

DINING ROOM

KITCHEN

W.C

FIRST FLOOR

BEDROOM

BEDROOM

BEDROOM

SHOWER ROOM

SECOND FLOOR

BEDROOM

EXTERNAL

REAR GARDEN

SUMMER HOUSE

AGENTS NOTE

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.

AGENTS NOTE

The current vendor has plans to extend and knock though the ground floor, these have not yet been passed by the local authority planning department.

AGENTS NOTE

Please note that some of the marketing photographs have been enhanced using AI-assisted editing to improve image quality and presentation, while remaining a fair representation of the property.

Floor Plan



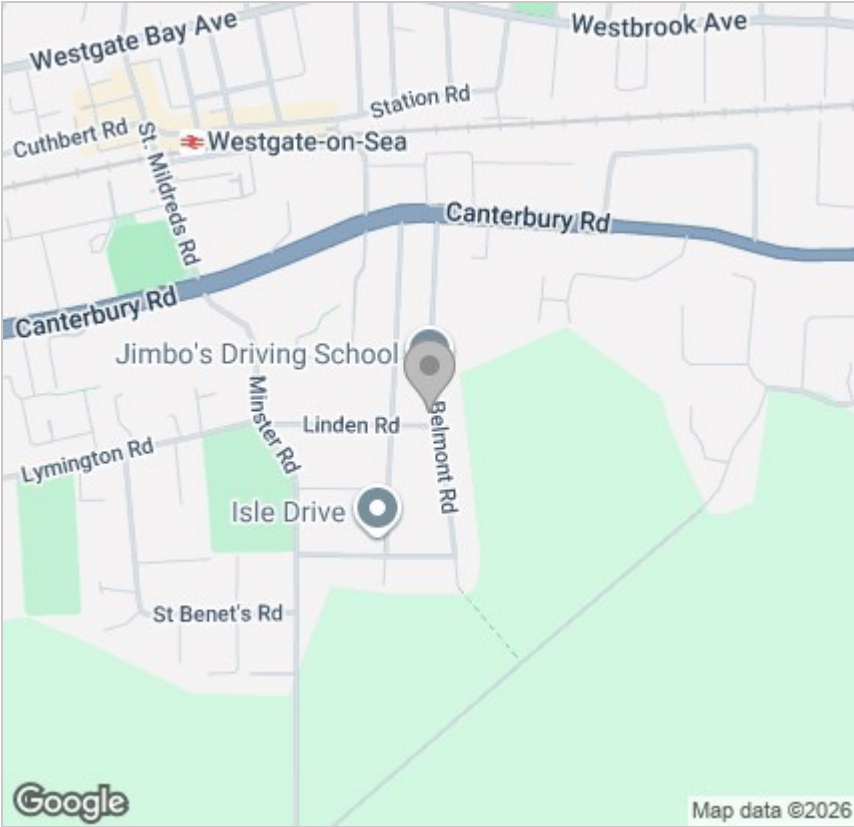
Viewing

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.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com

Area Map



Energy Efficiency Graph

