

# KE



123 Sea Road, Westgate-On-Sea, CT8 8QB

£799,995

- Handsome Detached Period Coastal Residence
- Five Bedrooms Arranged Over Three Floors
- Magnificent Wrap Around Sea-View Conservatory
- Panoramic Views Across Westgate Bay
- Wealth of Original Victorian Features
- CHAIN FREE SALE

# 123 Sea Road, Westgate-On-Sea CT8 8QB

## A DISTINCTIVE PERIOD COASTAL HOME WITH PANORAMIC SEA VIEWS

Occupying a wonderful position on Sea Road, this handsome detached period residence, believed to date from around the turn of the 20th century, is a house of considerable character, enjoying exceptional views across Westgate Bay.

Rich in original detail and Victorian charm, the house has generous proportions and an individuality rarely found in modern homes. An ornate tiled entrance hall and elegant staircase set the tone, leading to a series of beautifully proportioned reception rooms, including a delightful breakfast room perfectly positioned to enjoy the ever-changing coastal panorama. A well-appointed kitchen with central island and granite worktops leads through to a useful garden room, while the magnificent wraparound conservatory provides a wonderful place to sit and take in the sea views in all seasons.

The accommodation is arranged over three floors, with five bedrooms in total. Three bedrooms occupy the first floor, including a principal bedroom with en-suite, alongside the family bathroom. The top floor provides two further bedrooms and a walk-in loft space, offering considerable flexibility for family, guests, creative pursuits or working from home.

The enclosed front and rear gardens, with lawns and established planting, complement the house beautifully and provide peaceful spaces in which to enjoy the coastal setting.

Westgate-on-Sea retains the charm of a traditional seaside town, with its beaches, independent shops, cafés, restaurants, cinema and railway station all close at hand. Margate, Broadstairs and Ramsgate are also within easy reach.



5



3



4



C

Council Tax Band: E



## GROUND FLOOR

Entrance Porch

Reception Hall

Wrap Around Conservatory

25'9 x 20'6

Lounge

18'4 x 13'1

Reception Room Two

14'1 x 13'1

Kitchen

14'3 x 13'1

Dining Room

18'7 x 11'4

Garden Room

17'1 x 6'4

## FIRST FLOOR

Bedroom One

18'3 x 14'1

Bedroom Two

14'3 x 14

Bedroom Three

13'11 x 13'1

Balcony

Bathroom

8'8 x 6'9

## SECOND FLOOR

Bedroom Four

11'11 x 10'3

Bedroom Five

17'4 x 7'11

Loft Space

20'2 x

## BASEMENT

Cellar Room One

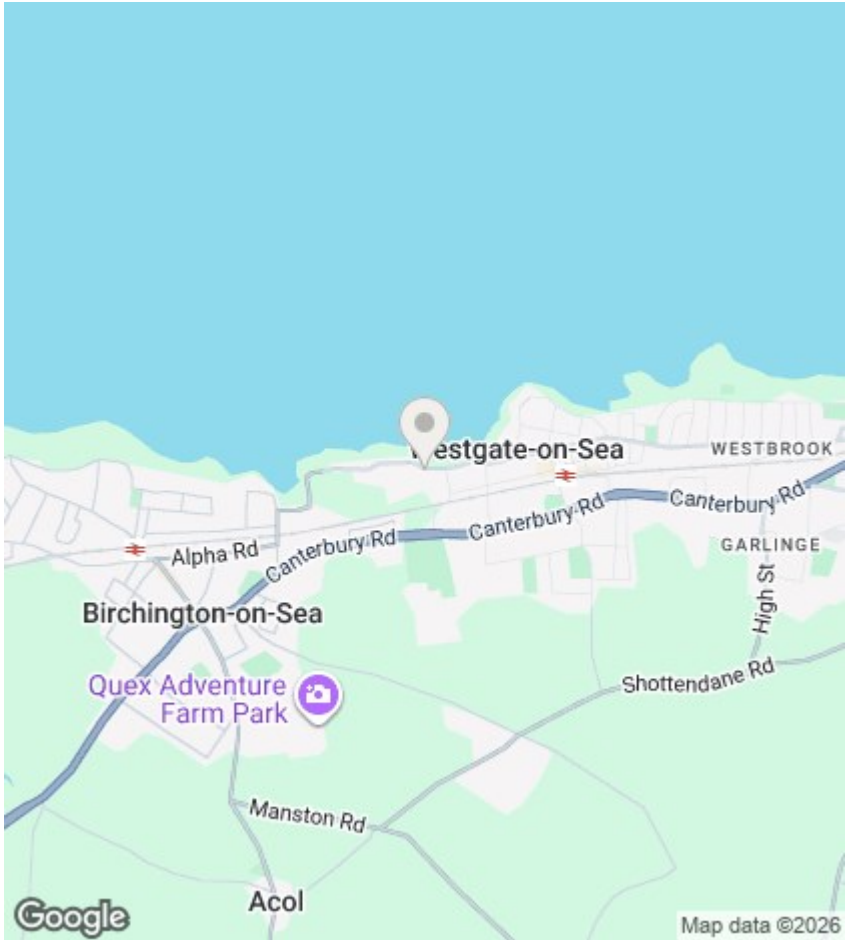
9'8 x 5'6

Cellar Room Two

9'8 x 5'6

Cellar Room Three

13'5 x 5'4



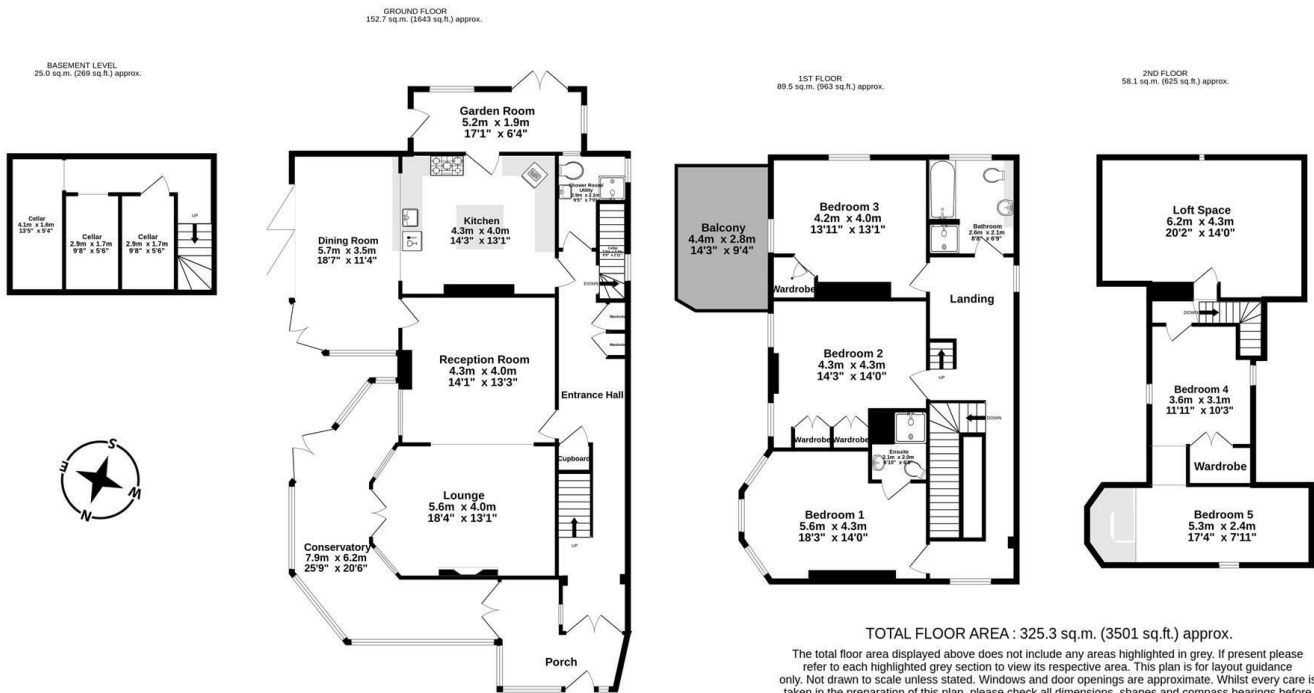
## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      | 82                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



TOTAL FLOOR AREA : 325.3 sq.m. (3501 sq.ft.) approx.

The total floor area displayed above does not include any areas highlighted in grey. If present please refer to each highlighted grey section to view its respective area. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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