



GUILDCREST ESTATES



24 Belmont Road, Westgate-On-Sea CT8 8AX





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Belmont Road, Westgate-On-Sea  
CT8 8AX

£365,000

Located on Belmont Road in the charming coastal town of Westgate-On-Sea, this delightful terraced house offers a perfect blend of comfort and convenience. This older yet well-presented family home boasts four spacious bedrooms, making it an ideal choice for families seeking ample living space.

Upon entering, you are welcomed by two inviting reception rooms, including a cosy lounge and a separate dining room, perfect for entertaining guests or enjoying family meals. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts. Additionally, the property features a convenient downstairs WC, enhancing the practicality of daily living.

One of the standout features of this home is the lovely private garden, complete with a charming summer house, offering a serene outdoor retreat for relaxation or play. The garden is a wonderful space for children to enjoy or for hosting summer gatherings with friends and family.

Situated in a highly sought-after location, this property is in close proximity to local schools, nearby park, amenities, and the beautiful beach, making it an excellent choice for those who appreciate the coastal lifestyle. With its appealing features and prime location, this





three-storey family home is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this lovely house your new home.

Council Tax band B

Freehold

Mains water, sewer, gas, gas central heating, electric

Fixed wireless broadband





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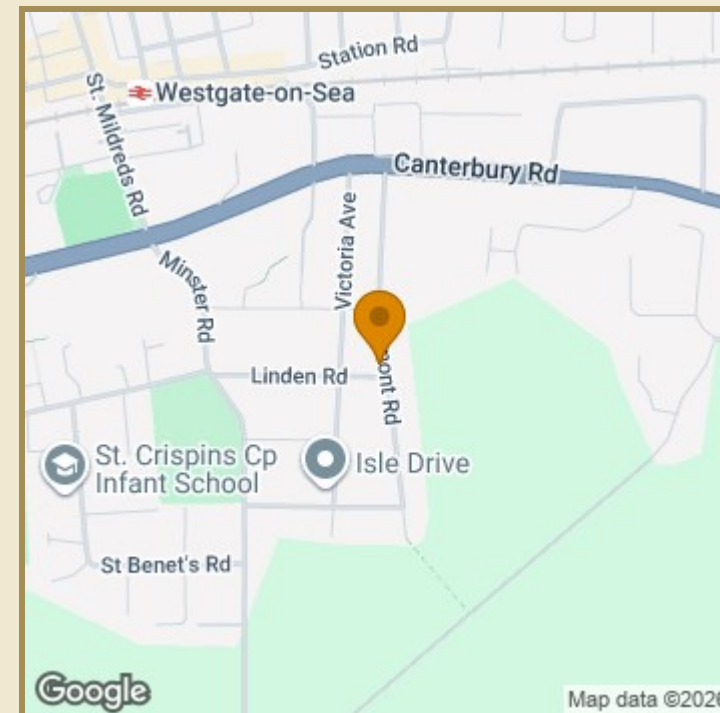
## Key Features

- 4 bedroom family home
- Arranged over 3 floors
- Lounge and separate dining room
- Modern fitted kitchen and downstairs WC
- Lovely size garden with summer house
- Great location
- Close to schools and amenities
- EPC rating C

## Important Information

Freehold  
House - Terraced  
1092.00 sq ft  
Council Tax Band B  
EPC Rating C

£365,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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