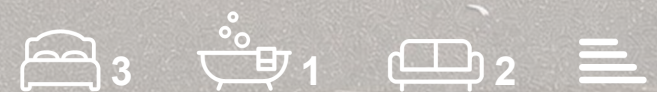




Wellesley Road
, Westgate-On-Sea, CT8 8DR

Offers In The Region Of £270,000



Occupying a desirable position within one of Westgate-on-Sea's established residential roads, this attractive three-bedroom mid-terrace home presents a rare opportunity for buyers seeking a property they can truly make their own. Offering generous proportions, a versatile layout and a substantial west-facing garden, the property provides an excellent foundation for modernisation and enhancement, allowing the next owner to unlock its full potential.

The accommodation is arranged around a welcoming entrance hallway which leads through to the principal reception rooms. To the front of the property, the living room enjoys a pleasant outlook and flows effortlessly into the dining room via an archway opening, creating an impressive dual-aspect entertaining space. With patio doors opening directly onto the rear terrace, the dining area provides an excellent setting for family gatherings and summer entertaining.

Beyond, the kitchen overlooks the rear garden and is complemented by a separate breakfast room, offering scope for reconfiguration and the creation of a stunning open-plan kitchen family space, subject to the necessary consents.

To the first floor, the property offers three well-proportioned bedrooms, comprising two generous doubles and a comfortable single room, alongside a family bathroom. The balanced layout makes the home equally suited to growing families, professional couples or those requiring dedicated work-from-home space.

A particular highlight of the property is the impressive west-facing rear garden. Enjoying sunshine throughout the afternoon and into the evening, the garden offers exceptional outdoor space and endless possibilities for landscaping, extension or simply creating a beautiful private retreat. The existing patio area provides the perfect starting point for outdoor dining and entertaining.

While the property would benefit from a programme of updating, it offers buyers the increasingly rare chance to acquire a home with genuine potential.





Hallway

Kitchen/ Breakfast room
7'11" x 5'11" (2.42m x 1.81m)

Kitchen
9'4" x 6'7" (2.85m x 2.03m)

Living room
11'11" x 11'2" (3.64m x 3.42m)



Dining room
11'11" x 11'5" (3.64m x 3.48m)

Landing

Bathroom
6'9" x 6'2" (2.07m x 1.90m)

Bedroom 1
11'3" x 11'1" (3.45m x 3.39m)

Bedroom 2
11'3" x 10'4" (3.44m x 3.17m)

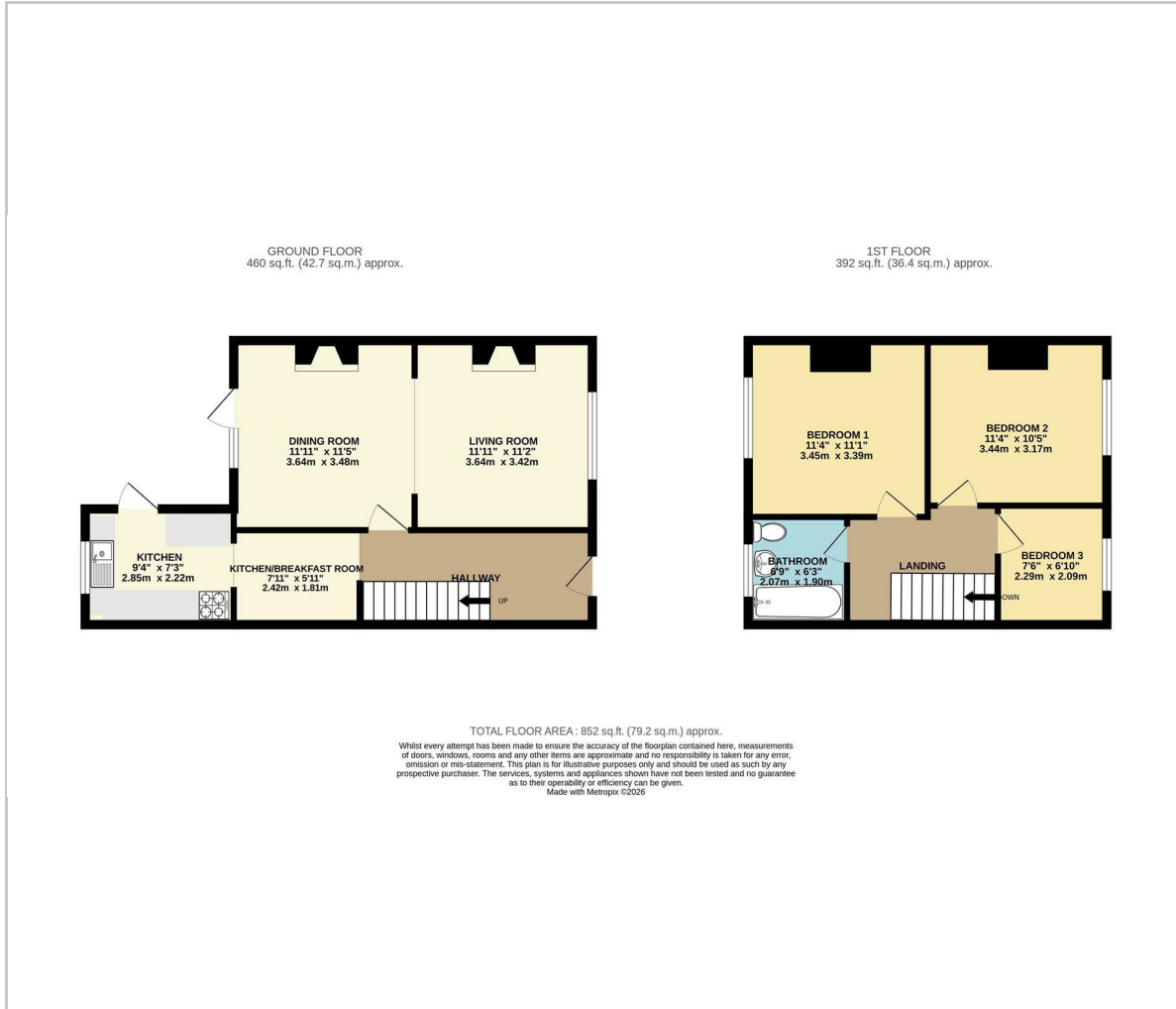
Bedroom 3
7'6" x 6'10" (2.29m x 2.09m)

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.

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Area Map



Energy Efficiency Graph

