



## SUMMARY DETAILS –

4 Bedroom Modern Family Home

St Augustine's Park, Westgate-on-Sea, CT8

Guide Price - £360,000

## Photos –



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# Floorplan –



Total area: approx. 128.6 sq. metres (1384.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

## Rooms & Measurements –

### GROUND FLOOR –

- Hallway
- Cloakroom - 5'7 x 5'6 (1.7m x 1.67m)
- Living/ Dining Room - 29'9 x 12'2 (9.06m x 3.7m) maximum
- Kitchen - 9'8 x 8'9 (2.94m x 2.66m) maximum

### FIRST FLOOR –

- Landing
- Bedroom - 13'1 x 9'7 (3.98m x 2.92m) into alcove
- Bedroom - 12'2 x 10'6 (3.7m x 3.2m) into wardrobes
- Bathroom - 7'6 x 7'2 (2.28m x 2.18m)

### SECOND FLOOR –

- Landing
- Master Bedroom - 12'7 x 11'1 (3.83m x 3.37m)
  - o Dressing Area - 7'5 x 5'8 (2.26m x 1.72m)
  - o En suite - 7'5 x 5'1 (2.26m x 1.54m)
- Bedroom - 13'0 x 9'0 (3.96m x 2.74m) into alcove

### EXTERNAL –

- Allocated parking
- Garden

## Virtual Tour –

<https://my.matterport.com/show/?m=hfwT1xCbAPe>

## Short Description/ Bullets –

4 double bedrooms | 2.5 bathrooms | Sunny aspect garden | Sought after location | Immaculate presentation | Spacious accommodation | Modern family home | Off-road parking | Close to town and sea front | Close to schools

## Full Description –

If you are looking for a modern and spacious four-bedroom family home with parking and in the ever-popular Westgate-on-Sea area, then look no further. This property really stands out with its imposing build and characterful exterior. It is situated on the popular St Augustine's Park development – popular with family buyers being so close to well-regarded schools and with a play park right across the road. If you are a family looking for an immaculate family home with generous reception space and bedrooms, then this could be the one for you.

Entry is via the ground floor hallway with kitchen to the right having a range of modern wall and base units, complementary worktops, 1.5 bowl sink and drainer unit, oven and four ring gas hob. There's a large cloakroom off the hallway with access to storage under the stairs. The living/ dining room is huge with a glazed garden room area at one end having access to the rear garden. On the first floor are two double bedrooms and family bathroom. Then up to the second floor are two further double bedrooms - the master bedroom boasts a dressing area and en-suite shower room. Outside to the rear is a sunny West facing garden with gates and hardstanding for off-road parking or motor home storage. Beyond the boundary of the property at the back is one allocated parking space.

We really love this home for a number of reasons. Firstly, it's in Westgate – a hidden gem of a town with sandy beaches and scenic high street with Victorian canopied shops including a traditional butchers and greengrocers etc, train station with links to London, a cinema and a good selection of places to eat and drink – everything you need is right here. St Augustine's Park is ever so popular with a range of buyers but especially families with St Crispins Infant School being a hop skip and a jump away. There's a play park right across the road. St Saviours Junior School is within less than 10 minutes' walk and two well regarded secondary schools are round the corner along the Canterbury Road. Decoratively the house is lovely with quality Karndean flooring running through the ground floor rooms, the whole house is decorated to a really good standard with neutral and soft tones and the presentation is fantastic. It has a sunny garden, allocated parking and a gated hardstanding if you need somewhere to store a motor home or jet ski for example. This house ticks every box.

For further details contact Alexander Russell Estate Agents 7 days a week by telephone, email or social media.

EPC –

