



Alexander Russell

your personal estate agent

**Ethelbert Square, Westgate-on-Sea**



Extended 3 bed family home | Central location | Close to station and shops | 3-minute walk to seafront | Off-road parking & garage | Overlooking green/ park | Lovely rear garden

If you are looking for a 3-bedroom family home in central Westgate with parking, garage and lovely garden close to the station, shops, doctors and seafront then look no further. You might be upsizing, downsizing or looking for a holiday home near the sea and if you are then this could be the perfect home for you.



Approached via a driveway with parking for one car and access to the garage. Entry is into a hallway leading to an extended and spacious living & dining room with sliding patio doors to the garden. The kitchen is bay fronted, has a range of wall and base units and integrated dishwasher. Also, downstairs is a cloakroom/ WC.

Upstairs are three generous bedrooms; all doubles and the main bedroom has a dual aspect. The family bathroom has a white 3-piece modern suite. The garden is larger than most of the neighbouring houses and extends to around 40' (12m) long.

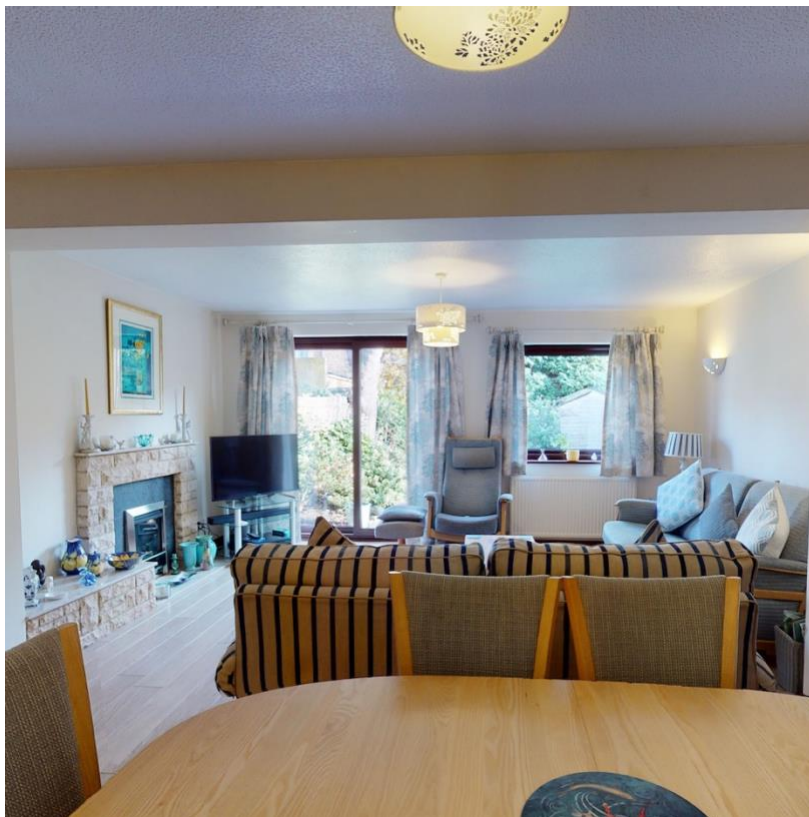
We love this property due to its location, the space it offers and the garden. The property has been extended in the past, so the accommodation is really well balanced, the bedrooms are all doubles, and the living/ dining room is huge. Everything Westgate has to offer is just a hop, skip and a jump away from the front door.





Westgate-on-Sea is a hidden gem of a town with sandy beaches and a scenic high street with Victorian canopied shops including a traditional butchers and greengrocers. There's a train station with links to London, a cinema and a good selection of places to eat and drink – everything you need is right here.

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













Total area: approx. 113.2 sq. metres (1218.5 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 -

Living & Dining Room - 25'3 x 15'3 (7.69m x 4.64m)

Kitchen - 11'3 x 8'5 (3.42m x 2.56m)

Cloak Room - 5'9 x 3'7 (1.75m x 1.09m) to 5'1 (1.54m) max

### - FIRST FLOOR -

Landing -

Bedroom One - 13'10 x 10'7 (4.21m x 3.22m)

Bedroom Two - 14'2 x 8'3 (4.31m x 2.51m)

Bedroom Three - 11'11 x 8'5 (3.63m x 2.56m)

Bathroom - 10'1 x 5'11 (3.07m x 1.8m)

### - EXTERNAL -

Driveway -

Garage - 17'9 x 10'1 (5.4m x 3.07m)

Garden -

### - TENURE -

**FREEHOLD**

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: <https://alexander-russell.co.uk/referral-fee-disclosure>