



**St Benet's Road, Westgate-on-Sea**



**Alexander Russell**

your personal estate agent

No Forward Chain | Semi-detached family home | Two double bedrooms | Kitchen/ Diner & Utility Room | Garden with shed and outside WC | Gated side access to garden | Close to well-regarded infant school | On street parking | Extremely well presented

If you are looking for a two double bedroom semi-detached family home in Westgate-on-Sea that's presented to an impeccably high standard with recently updated kitchen, modern bathroom, lovely garden and is only a hop skip and a jump from the well-regarded St Crispin's Infant School then look no further.

You might be looking for your first home or planning ahead for a child's education and be looking for a property that's ready to move into. If you are then this could be the perfect new home for you...



Offered for sale with no forward chain the home is approached via a small courtyard so set back from the road. Entry is into a well-presented hallway with oak effect flooring.

On the right from the hallway is the living room to the front of the property and beyond that are stairs rising to the first floor. To the rear is a modern and recently updated kitchen/ dining room with a range of fitted wall and base units, induction hob, oven and access to under stairs storage. Beyond the kitchen is a utility room with access to the garden.

Upstairs are two double bedrooms and family bathroom with modern suite. Outside is a lovely south facing garden with paved patio leading to lawn and raised terrace with shed. There's gated side access leading back to the front of the house.

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We love this home because it's in immaculate condition. You really can just turn up, unpack and get on with living here. The garden is south facing, both bedrooms are double rooms and there's a spacious kitchen/ diner which is ideal for a small family with perhaps one or two young children.

Westgate 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. 76.5 sq. metres (823.4 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 - 13'1 x 2'11 (3.98m x 0.88m)
- Living Room - 11'9 x 9'11 (3.58m x 3.02m) into alcove
- Kitchen/ Diner - 15'1 x 9'10 (4.59m x 2.99m)
- Utility Room - 7'2 x 6'0 (2.18m x 1.82m)

### - FIRST FLOOR -

- Landing - 13'0 x 4'3 (3.96m x 1.29m)
- Bedroom One - 15'1 x 9'10 (4.59m x 2.99m) into alcove
- Bedroom Two - 10'3 x 9'10 (3.12m x 2.99m)
- Bathroom - 10'5 x 5'11 (3.17m x 1.8m)

### - EXTERNAL -

- WC - 6'2 x 2'11 (1.87m x 0.88m)
- Garden -
- Shed -
- Front courtyard -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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>