



Alexander Russell

your personal estate agent

St Augustines Park, Westgate-on-Sea

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

If you're looking for a modern and architecturally pleasing four-bedroom family home with parking, garden and loads of space then look no further. You might be a growing family looking for an immaculate home with more space or be planning ahead for your children's education and thinking about schools.

If you are then this could be the perfect property for you...



Entry is into the ground floor hallway with kitchen to the left 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 cloakroom off the hallway *with access to storage under the stairs*. The living room is huge with a glazed garden room/ dining 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 lawn, patio, shed and gated access to parking for two cars.

We really love this home for a number of reasons. The house really stands out with its imposing build and characterful Neo-Georgian style exterior. The rooms are spacious, and the main living space has a real wow-factor. Decoratively the house is lovely with neutral and soft tones throughout, the presentation is fantastic. It has a sunny garden and parking for two cars.

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St Augustine's Park is ever so popular with a range of buyers but especially families with well-regarded infants, juniors and secondary schools nearby. 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. This house ticks every box.

Westgate-on-Sea is 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.

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









Total area: approx. 128.0 sq. metres (1378.3 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 leads to:

Cloakroom - 5'8 x 2'8 (1.72m x 0.81m) widens to 5'7 (1.7m)

Living/ Dining Room - 29'9 x 12'3 (9.06m x 3.73m) maximum

Kitchen - 9'10 x 8'7 (2.99m x 2.61m)

FIRST FLOOR –

Landing leads to:

Bedroom - 12'1 x 10'8 (3.68m x 3.25m) into wardrobe

Bedroom - 13'0 x 9'4 (3.96m x 2.84m) maximum

Bathroom - 7'8 x 7'6 (2.33m x 2.28m)

SECOND FLOOR –

Landing leads to:

Master Bedroom - 12'7 x 11'2 (3.83m x 3.4m)

Dressing Area - 7'5 x 5'10 (2.26m x 1.77m) into wardrobe

En suite - 7'5 x 5'1 (2.26m x 1.54m) 8'6 (2.59m) into shower

Bedroom - 12'11 x 8'11 (3.93m x 2.71m)

EXTERNAL –

Parking x 2 spaces

Garden

TENURE –

Freehold; subject to community charge of £200 per annum

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>