



Alexander Russell

your personal estate agent

The School Close, Westgate-on-Sea

Three bedrooms | Extended ground floor | Family home near the beach |
Garage en-bloc | Lovely, private rear garden | Smart and modern interior |
Close to town and station

If you are looking for an extended and spacious 3-bedroom family home close to the beach with a lovely and private garden, garage and located close to the town centre and train station then look no further. You might be a first-time buyer, relocating to be near the sea or moving up the property ladder looking for more space for a growing family. If you are then this could be the perfect property for you.



Approached via a small front garden set back from the road and pavement entry is into a bright and airy hallway with cloakroom to the right and living room to the left. The living room is a huge space with large front windows letting in plenty of natural light. The French doors lead into the dining room, again a really good space with windows to all sides and self-cleaning glass roof flooding the room with natural light. The kitchen is modern and well-appointed with white gloss units, complementary worktops and integrated appliances including an induction hob, double oven and even a wine cooler. Upstairs are three bedrooms, two are doubles. The third bedroom is currently utilised as a study and of course there's the shower room featuring a modern white suite comprising; large walk-in shower, WC and vanity wash hand basin with storage below.

Outside is a lovely garden with lawn, patio, shed and benefiting from gated side access with the added privacy of the retained original 12' high school wall. There's also a single garage en-bloc.



We really love this property! The standout features are the beautiful garden, huge living spaces and the general presentation throughout which is to an impeccable standard. The kitchen and bathroom are smart and modern and the dining room adds a real wow factor with the amount of glazing which just floods the room with natural light and flows nicely with the garden. The garden is really well kept and affords a good degree of privacy. There's a garage en-bloc and the location is close to the seafront and beach at Westbay.

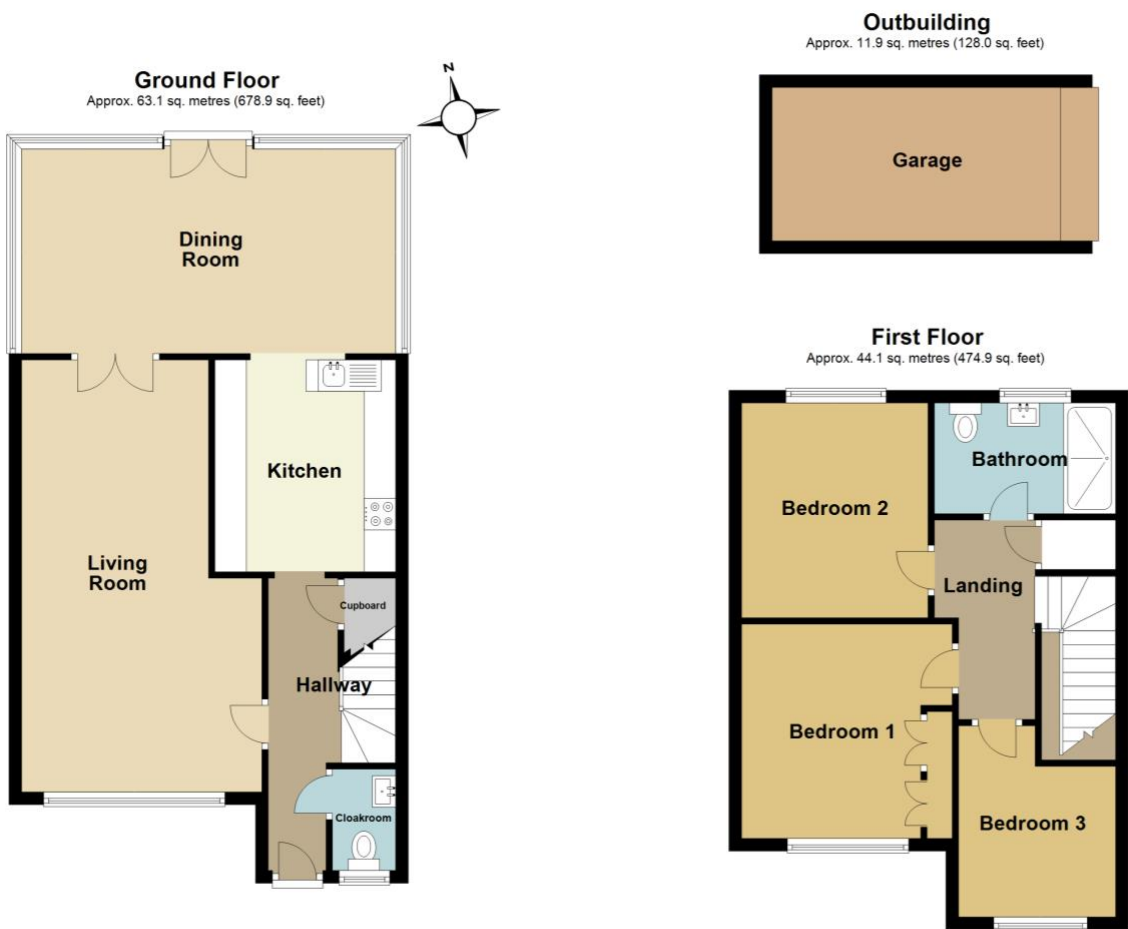
Westgate-on-Sea is a hidden gem of a town with sandy beaches and a scenic high street with Victorian canopied shops including a traditional butchers and greengrocers. There's a train station with links to London, a cinema and a good selection of places to eat and drink – everything you need is right 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. 119.1 sq. metres (1281.8 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.

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>

ROOMS & MEASUREMENTS

GROUND FLOOR -

- Hallway
- Cloakroom - 5'4 x 3'4 (1.62m x 1.01m)
- Living Room - 22'6 x 12'4 (6.85m x 3.75m) maximum
- Dining Room - 17'9 x 10'8 (5.4m x 3.25m)
- Kitchen - 11'0 x 9'5 (3.35m x 2.87m)

FIRST FLOOR -

- Landing
- Bedroom One - 11'2 x 11'0 (3.4m x 3.35m)
- Bedroom Two - 11'2 x 9'10 (3.4m x 2.99m)
- Bedroom Three - 9'10 x 8'1 (2.99m x 2.46m) maximum
- Bathroom - 9'5 x 5'9 (2.87m x 1.75m)

EXTERNAL -

- Garden
- Garage - single en-bloc

TENURE -

Freehold | Council Tax Band - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		