



Alexander Russell

your personal estate agent

The School Close, Westgate-on-Sea

Three bedrooms | Family home near the beach | Garage en-bloc |
Lovely, private rear garden | Spacious, bright and airy | Close to town
and station

If you are looking for a 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 smart block-paved front courtyard and slope rising to the front door (no steps) entry is into a bright and airy hallway with cloakroom to the left and living room to the right.

The living/ dining room is open plan with dual aspect large windows letting in plenty of natural light. The kitchen is well appointed with external door to the garden and breakfast bar area.

Upstairs are three bedrooms, two are doubles and family bathroom. Outside is a lovely garden with lawn, patio, shed and benefiting from the added privacy of the retained original 12' high school wall.

There's also a single garage en-bloc.



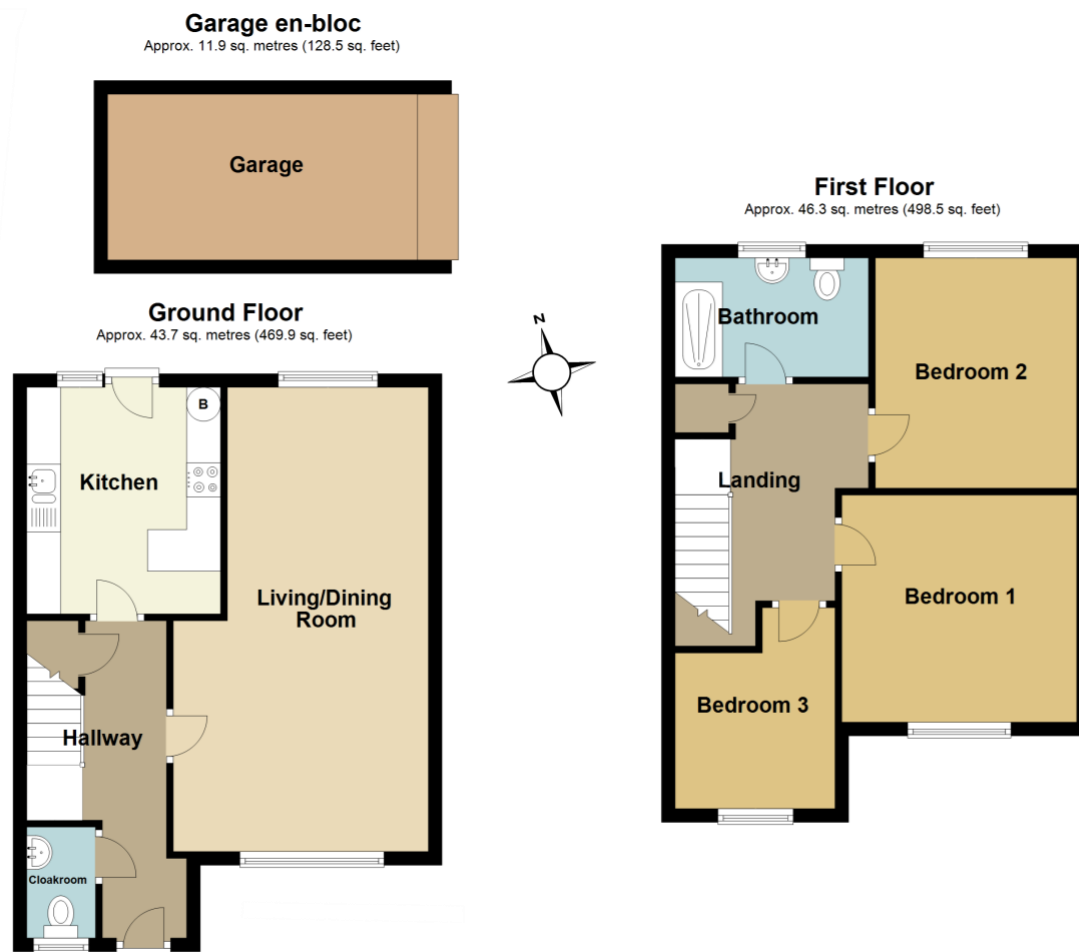
We really love this property! The rooms are spacious, its bright and airy and very well maintained indeed. The garden is really well kept and affords a good degree of privacy. There's a garage en-bloc and the location is close to the seafront and beach at Westbay. Westgate-on-Sea is a hidden gem of a 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. 101.9 sq. metres (1096.9 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 - 5'5 x 3'4 (1.65m x 1.01m)

Living/ Dining Room - 22'6 x 12'4 (6.85m x 3.75m) narrows to 9'9 (2.97m)

Kitchen - 11'0 x 9'5 (3.35m x 2.87m)

FIRST FLOOR -

Landing

Bedroom One - 11'2 x 11'1 (3.4m x 3.37m) into wardrobe

Bedroom Two - 11'1 x 9'10 (3.37m x 2.99m)

Bedroom Three - 9'9 x 8'1 (2.97m x 2.46m) maximum

Bathroom - 9'4 x 5'9 (2.84m x 1.75m)

EXTERNAL -

Garden

Garage

TENURE -

Freehold | Council Tax Band - C

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>