



Westcliff Road, Westbrook, Margate, CT9

GUIDE PRICE £475,000 to £525,000



Alexander Russell

your personal estate agent

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If you are looking for a well presented, modern property that you really can just move straight into that's super close to the beach, has off-road parking for 2 cars and garaging, two en-suite bedrooms and a lovely garden then look no further. You might be upsizing, downsizing or looking for a low maintenance holiday home by the coast. If you are then this is the one for you!

Approached via a block paved driveway with space for two cars, entry is into a smart, bright and airy hallway with cloakroom and access to the integral garage. The dining room opens on to the kitchen which is well appointed with integrated appliances including; dishwasher, oven, microwave oven, 5 burner gas hob, washing machine and fridge freezer. The living room has double French doors to the side and rear giving access to the garden.

Upstairs on the first floor are two double bedrooms and bathroom. One of the bedrooms benefits from an en-suite shower room. On the top floor is the master bedroom suite with a dual aspect and en-suite shower room. There's also access to eaves storage on the top floor from the landing and bedroom. Outside to the rear is a low maintenance garden with decking, paved side return, pebbled beach section and gated access to an alleyway.

This is a stunning home that we are confident will appeal to even the most discerning of buyers. It ticks so many boxes and will likely be the best house you will see in the price bracket. Being 'ready to move into' is overused in estate agency but this one really is...come and see for yourself!

The location is ideal for the family buyer being close to Margate and Westgate and is in catchment for various schools in the area. It's only a 2 minute stroll to the seafront and Westbrook beach and Margate station is only around a 10 minute walk away with regular and high speed services to London.





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GROUND FLOOR -

Entrance Hallway

Cloakroom - 1.68m x 1.35m (5'6" x 4'5")

Dining Room - 4.19m x 2.74m (13'9" x 9'0")

Kitchen - 2.9m x 2.9m (9'6" x 9'6")

Living Room - 6.22m x 4.22m (20'5" x 13'10")

Integral Garage - 4.78m x 2.69m (15'8" x 8'10")

FIRST FLOOR -

Landing

Bedroom - 4.39m x 3.81m (14'5" x 12'6")

En-suite - 2.36m x 1.73m (7'9" x 5'8")

Bedroom - 3.63m x 3.35m (11'11" x 11'0")

Bathroom - 2.16m x 1.88m (7'1" x 6'2")

SECOND FLOOR -

Landing & Eaves Storage

Master Bedroom - 4.85m x 3.58m (15'11" x 11'9")

En-suite - 1.75m x 1.73m (5'9" x 5'8")

EXTERNAL -

Driveway

Garden

TENURE - Freehold

COUNCIL TAX - Band C (£1,840 p.a.)

EPC RATING - 80 C



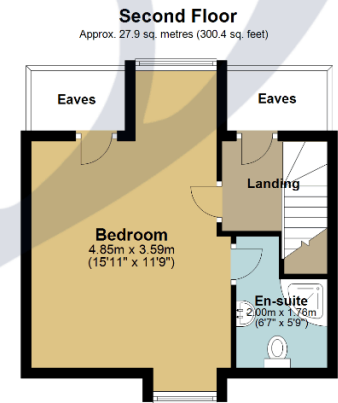
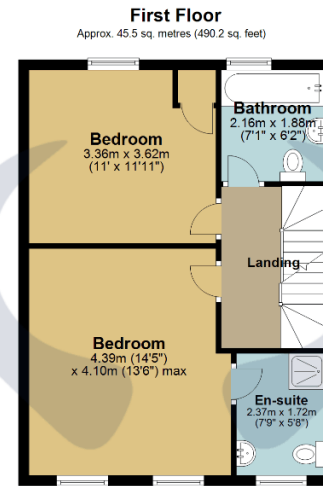
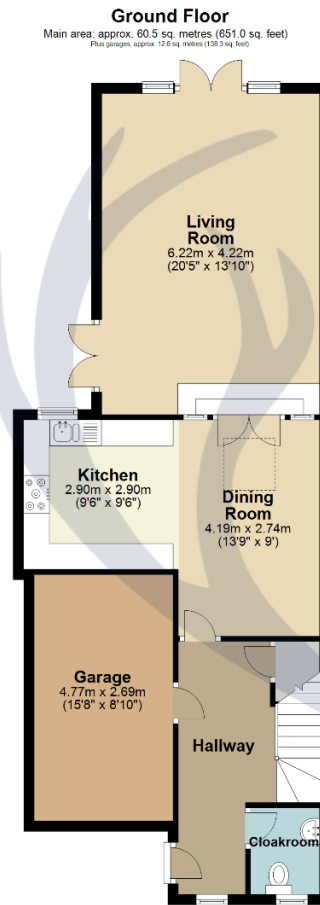
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Main area: Approx. 133.9 sq. metres (1441.5 sq. feet)
Plus garages, approx. 12.8 sq. metres (138.3 sq. feet)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		



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