



15 The School Close, Westgate-on-Sea, CT8 8QS

GUIDE PRICE £350,000 to £375,000



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Tucked away in a peaceful cul-de-sac setting in Westgate-on-Sea, this beautifully presented terraced home offers generous living space across two floors and has clearly been cherished by its current owner. With a smartly paved driveway providing off-street parking to the front, the property immediately makes a great impression.

- 2 minute walk to the beach at West Bay
- Less than 5 minute walk to doctors surgery

Step inside and you're welcomed by a bright entrance hall leading to a converted garage offering a versatile space at the front of the house — ideal for those working from home or needing a quiet space/ additional bedroom. There's also a handy downstairs wet room/ WC. The spacious kitchen is fitted with a range of modern white units and integrated appliances, offering a pleasant outlook to the front and separate utility room. At the rear, the open-plan reception and dining room stretch the full width of the house, providing a warm and inviting area for relaxing or entertaining, with double doors opening out into a conservatory and then on to a neatly landscaped, low-maintenance garden.

Upstairs, the home offers three good-sized bedrooms, including two comfortable doubles and a slightly larger-than-average third bedroom, perfect for a growing family or guests. There's also a modern, well-appointed family bathroom.

Located in a well-regarded residential area close to local schools, doctors, shops, train station and the seafront — this is a rare opportunity to purchase a well-balanced family home in a sought-after spot. Early viewing is recommended to fully appreciate everything this home has to offer.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media. Alternatively, you can also get in touch via our website: [alexander-russell.co.uk](http://alexander-russell.co.uk)







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## GROUND FLOOR -

Porch

Hallway

Living/ Dining Room - 6.07m x 3.38m (19'11" x 11'1")

Conservatory - 2.92m x 2.77m (9'7" x 9'1")

Kitchen - 3.33m x 2.57m (10'11" x 8'5")

Utility Room - 2.62m x 0.81m (8'7" x 2'8")

Sitting Room/ Bed 4 - 3.33m x 2.13m (10'11" x 7'0")

Wet Room - 1.76m x 1.44m (5'9" x 4'8")

## FIRST FLOOR -

Landing

Bedroom One - 3.4m x 3.12m (11'2" x 10'3")

Bedroom Two - 3.4m x 2.92m (11'2" x 9'7")

Bedroom Three - 3.81m x 2.62m (12'6" x 8'7")

Bathroom - 3.02m x 2.57m (9'11" x 8'5")

## TENURE -

Freehold

## COUNCIL TAX -

Thanet District Council

Band C (£2,196.66 PA)

## EPC RATING -

66 | D

## SERVICES -

All mains services are connected to the property

## HEATING -

Gas Central Heating

## BROADBAND -

Full fibre broadband coming soon  
Virgin media/ cable available

## LISTED BUILDING -

No



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## CONSERVATION AREA -

No

## OUTSIDE SPACE -

Driveway and front lawn, garden to rear

## RESTRICTIONS, RIGHTS AND EASEMENTS -

This property is freehold and is subject to some historical covenants, including a restriction to use the home as a private or professional residence only and a provision limiting development to one dwelling.

To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. However, as with all property purchases, we advise confirming this information with your legal representative.

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*AGENTS NOTE - 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. Room measurements are maximum unless otherwise stated. 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.*

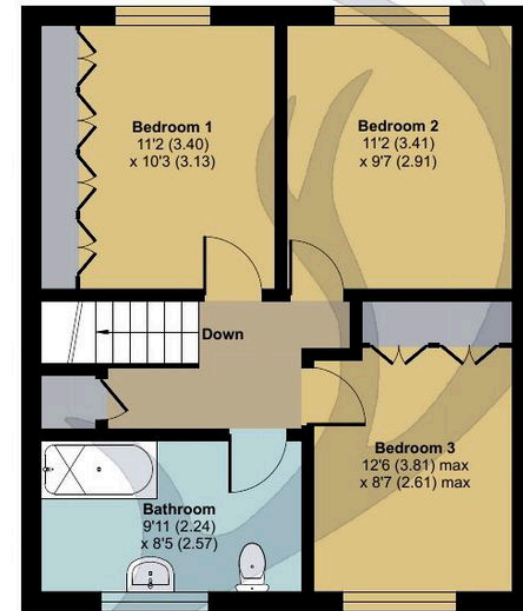
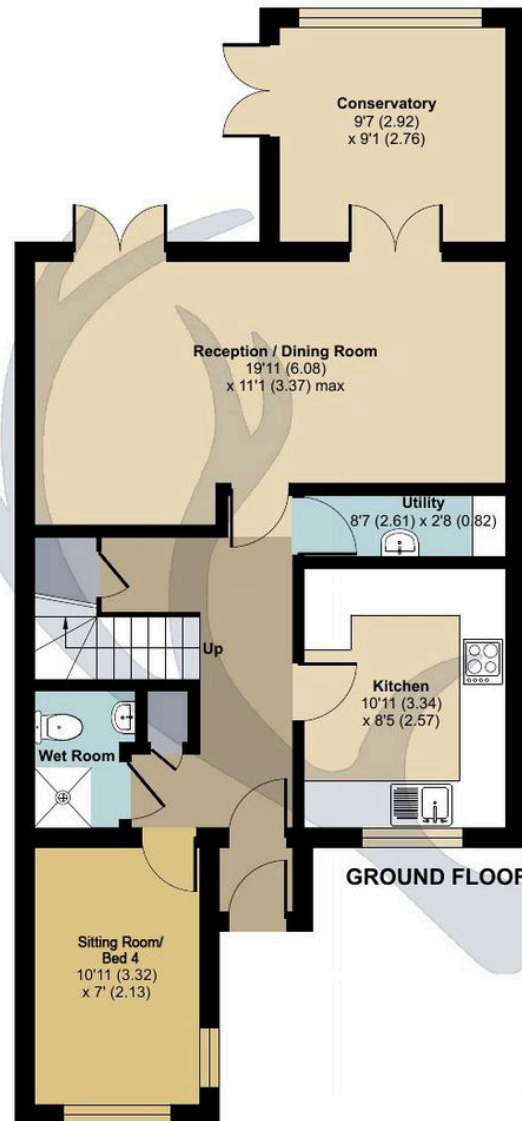




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Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1286015

