



1 College Square, Westgate-on-Sea, CT8 8BW

Guide Price £400,000



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Situated in the sought-after St Augustines development in Westgate-on-Sea, this beautifully presented four-bedroom family home offers stylish, flexible living arranged over three floors. From the moment you arrive, the property's attractive period-style façade and red front door make a warm first impression, while the private, off-street parking to the rear adds everyday practicality.

Inside, the accommodation is bright, airy and well-planned. The ground floor features a sleek, modern kitchen with integrated appliances and ample worktop space, while the generously sized reception room at the rear is perfect for relaxing or entertaining, with French doors opening out to a private, landscaped garden. There's also a downstairs WC and welcoming entrance hallway.

On the first floor are two double bedrooms, a single bedroom and a family bathroom. The single bedroom provides ideal space for a children's bedroom, nursery, home office or guest room. On the top floor you'll find a spacious principal bedroom complete with en suite and walk-in store cupboard, offering a peaceful retreat.

Outside, the sunny rear garden has been beautifully landscaped with a patio and seating area, while gates give access to hardstanding for parking in addition to the allocated parking bay beyond the boundary. Residents enjoy a friendly community atmosphere in this well-kept private development, just moments from the sea front, train station and Westgate's charming shops and cafes.

Westgate-on-Sea is a treasure with its sandy beaches and picturesque high street. Victorian canopies shadow charming shops, not limited to but including a traditional butcher and a greengrocer. The local train station offers links to London, the town's cinema and diverse eateries provide ample leisure and dining options.







## GROUND FLOOR -

Hallway

Living Room - 5.08m x 4.65m (16'8" x 15'3")

Kitchen - 4.17m x 2.46m (13'8" x 8'1")

Cloakroom/ WC - 1.91m x 0.91m (6'3" x 3'0")

## FIRST FLOOR -

Landing

Bedroom Two - 4.67m x 2.64m (15'4" x 8'8")

Bedroom Three - 3.53m x 2.46m (11'7" x 8'1")

Bedroom Four - 2.64m x 2.16m (8'8" x 7'1")

Bathroom - 2.54m x 2.06m (8'4" x 6'9")

## SECOND FLOOR -

Landing

Bedroom One - 3.53m x 3.35m (11'7" x 11'0")

En Suite - 2.54m x 2.41m (8'4" x 7'11")

Store Cupboard - 2.06m x 1.35m (6'9" x 4'5")

## EXTERNAL -

Front Courtyard

Rear Garden with gated hardstanding

Allocated Parking

**TENURE** - Freehold

**ESTATE MANAGEMENT FEE** - £332.93 per year

**COUNCIL TAX** - Thanet District Council - Band D (£2,471.25 per year)

**EPC RATING** - 79 | C

**SERVICES** - We are advised that all mains services are connected to the property

**HEATING** - Gas Central Heating









**BROADBAND** - Ultrafast Fibre to the Property internet available (FTTP)

**LISTED BUILDING** - No

**CONSERVATION AREA** - Yes

**PARKING** - Allocated parking bay, additional gated hardstanding

**RESTRICTIONS, RIGHTS AND EASEMENTS -**

To the best of our knowledge, there are no unusual 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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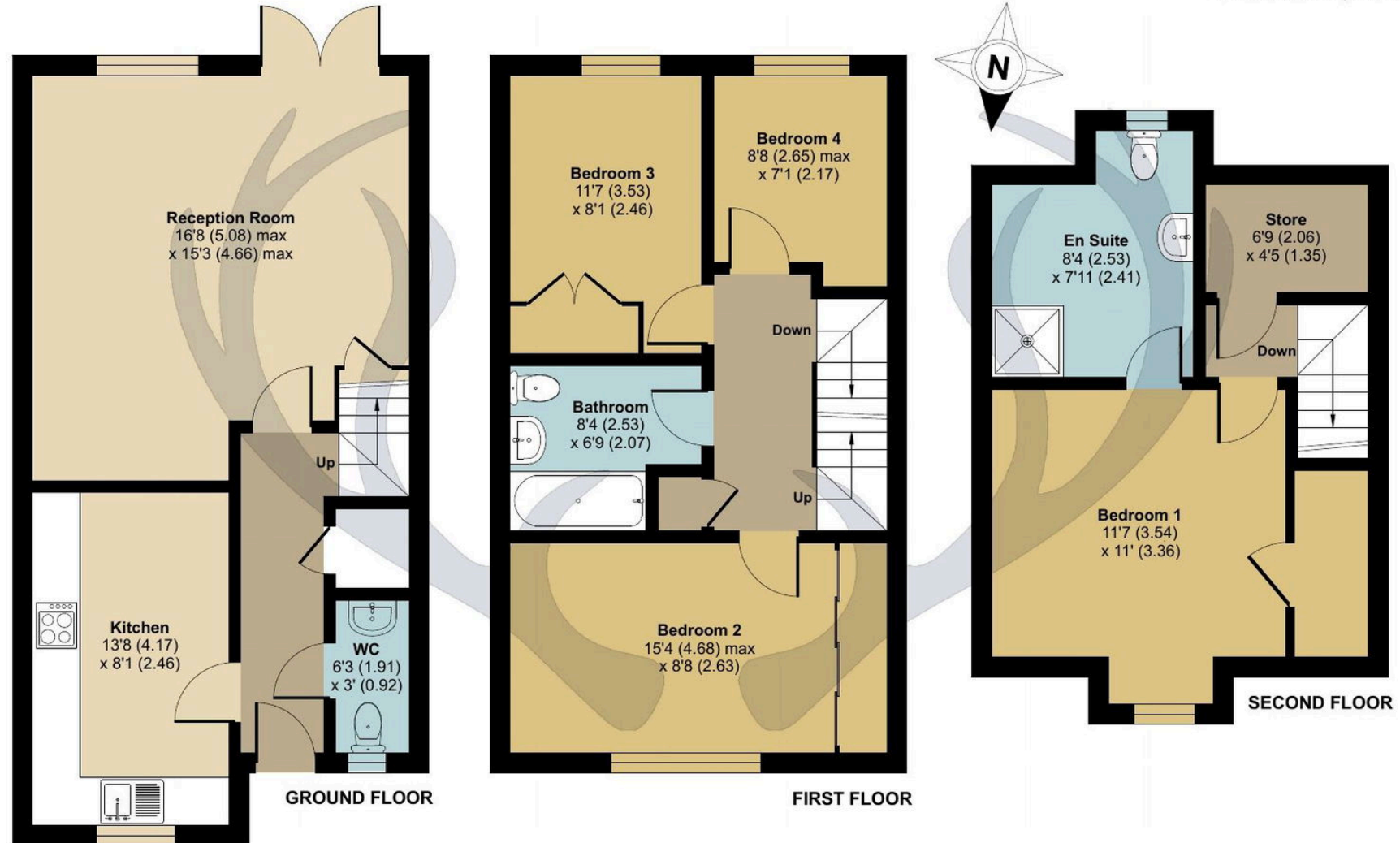
*AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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.*



# College Square, CT8

Approximate Area = 1204 sq ft / 111.8 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). © nitchecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1325629

t: 01843 269188 | [www.alexander-russell.co.uk](http://www.alexander-russell.co.uk)



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