



48 Linksfield Road, Westgate-on-Sea, CT8 8EX

GUIDE PRICE £270,000 to £280,000

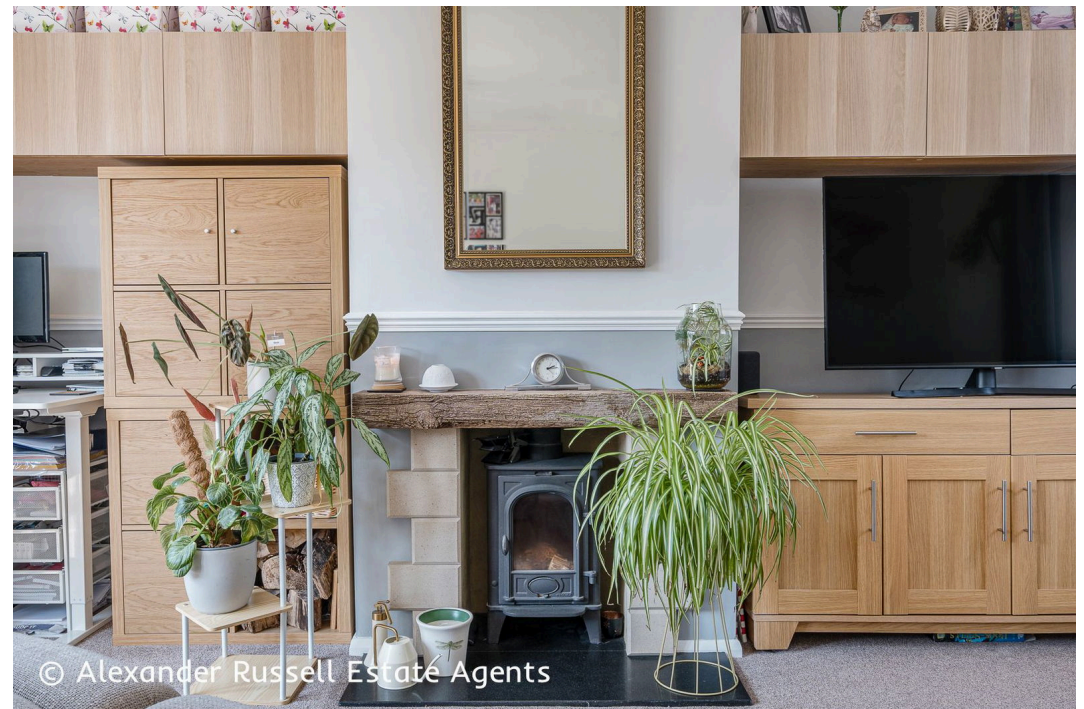
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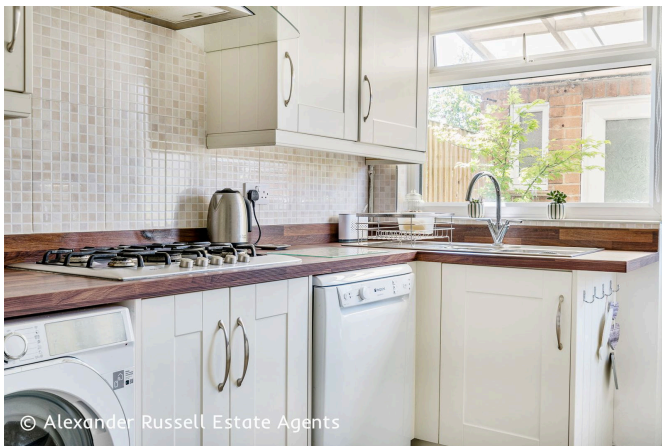
This beautifully presented three-bedroom mid-terraced home on Linksfield Road offers an ideal setting for family living close to shops, schools and parks. Finished to an excellent standard throughout, the property features a spacious open-plan living and dining room, complete with a charming log-burning stove and French doors that open out onto the garden - perfect for cosy nights in or seamless summer entertaining. The modern fitted kitchen is well appointed with a sleek design and provides direct access to the rear garden.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The home's décor is bright, neutral, and tastefully styled, making it easy to move straight in. Outside, there's a low-maintenance courtyard garden to the front and a generous, sunny rear garden with a Westerly aspect. The rear garden is a real highlight, offering a large patio seating area, lawn, well-kept borders, and an outhouse for storage or hobbies.

Situated in a popular residential location in Westgate-on-Sea, this home offers the perfect blend of comfort, style and practicality.

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 -

Porch

Hallway

Living Room - 5.23m x 4.67m (17'2" x 15'4")

Kitchen - 3.25m x 2.9m (10'8" x 9'6")

FIRST FLOOR -

Landing

Bedroom One - 4.19m x 3.07m (13'9" x 10'1")

Bedroom Two - 3.38m x 3.25m (11'1" x 10'8")

Bedroom Three - 3.28m x 2.03m (10'9" x 6'8")

Bathroom - 2.44m x 1.55m (8'0" x 5'1")

EXTERNAL -

Front Courtyard

Rear Garden

Outbuilding

TENURE -

Freehold

COUNCIL TAX -

Thanet District Council

Band B (£1,922.09 per year)

EPC RATING -

74 | 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 -
No

PARKING -
No parking, on street only

OUTSIDE SPACE -
Courtyard to front, garden to rear

RESTRICTIONS, RIGHTS AND EASEMENTS -
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.



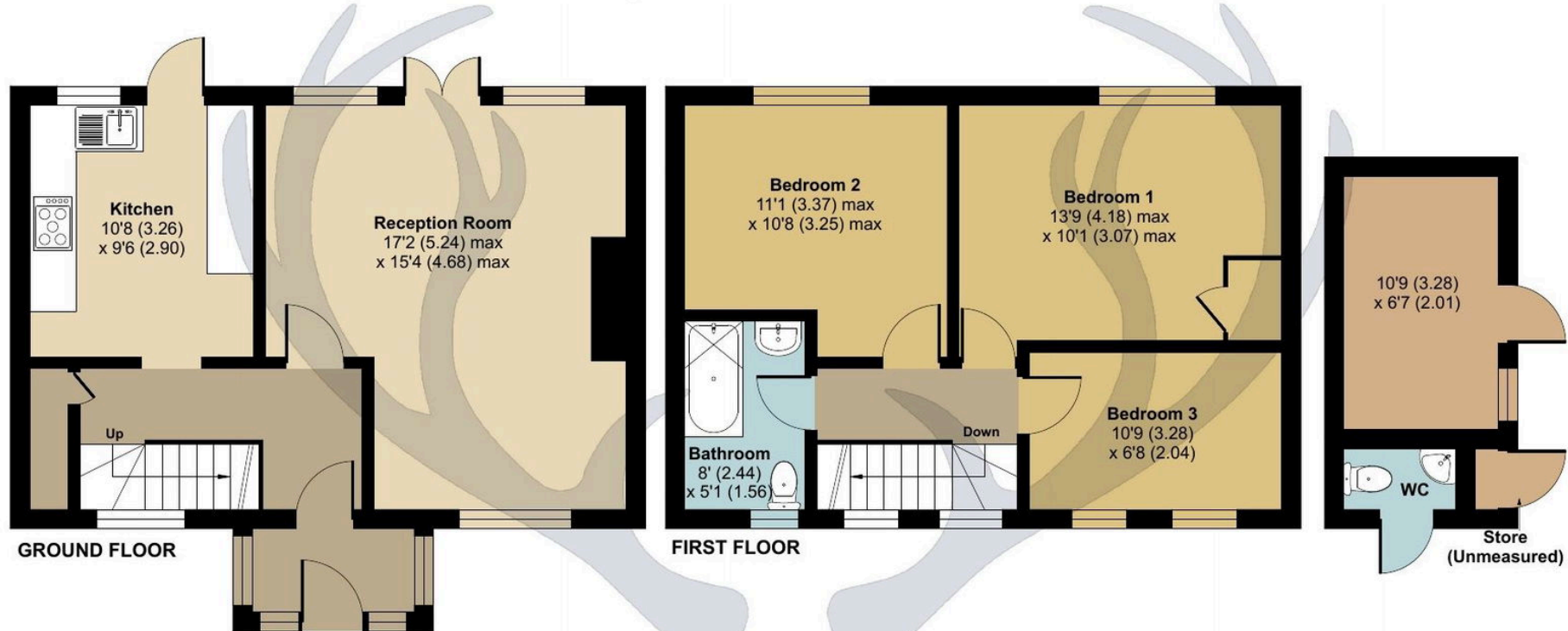
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Approximate Area = 902 sq ft / 83.7 sq m (excludes store)

Outbuilding = 83 sq ft / 7.7 sq m

Total = 985 sq ft / 91.4 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: 1321119

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