



198 Linksfield Road, Westgate-on-Sea, CT8 8HL

GUIDE PRICE £270,000 to £280,000

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Offered for sale with no forward chain and situated in a popular residential area of Westgate-on-Sea, this three-bedroom semi-detached family home offers a fantastic opportunity for buyers seeking space, convenience and potential. Well positioned for local schools and just a short stroll from the nearby park, it's an ideal setting for family life.

Inside, the accommodation is well-proportioned, featuring a bright and airy living/ dining room that opens directly to the rear garden, creating a natural flow for entertaining or day-to-day living. The kitchen is thoughtfully laid out with ample storage and workspace, while a ground floor WC adds practicality. Upstairs, there are three bedrooms, including a generous main bedroom and a family bathroom.

Outside, the property sits on a spacious plot with a driveway providing off-road parking. The rear garden is a blank canvas, offering plenty of space for play, relaxation, or even future extensions (subject to the relevant local authority consent). With scope to put your own stamp on it, this home combines immediate comfort with exciting potential for the future.

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.





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GROUND FLOOR -

Hallway

Living Room - 4.7m x 4.52m (15'5" x 14'10")

Kitchen - 3.15m x 2.46m (10'4" x 8'1")

Cloakroom/ WC - 2.13m x 0.84m (7'0" x 2'9")

FIRST FLOOR -

Landing

Bedroom One - 4.27m x 2.54m (14'0" x 8'4")

Bedroom Two - 3.58m x 2.54m (11'9" x 8'4")

Bedroom Three - 2.82m x 1.91m (9'3" x 6'3")

Bathroom - 2.13m x 1.88m (7'0" x 6'2")

EXTERNAL -

Driveway

Front Garden

Rear Garden

TENURE - Freehold

COUNCIL TAX -

Thanet District Council

Band C (£2,196.66 per year)

EPC RATING - 63 | D

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)



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LISTED BUILDING - No

CONSERVATION AREA - No

PARKING - Driveway to front

OUTSIDE SPACE - Front garden, rear garden, driveway

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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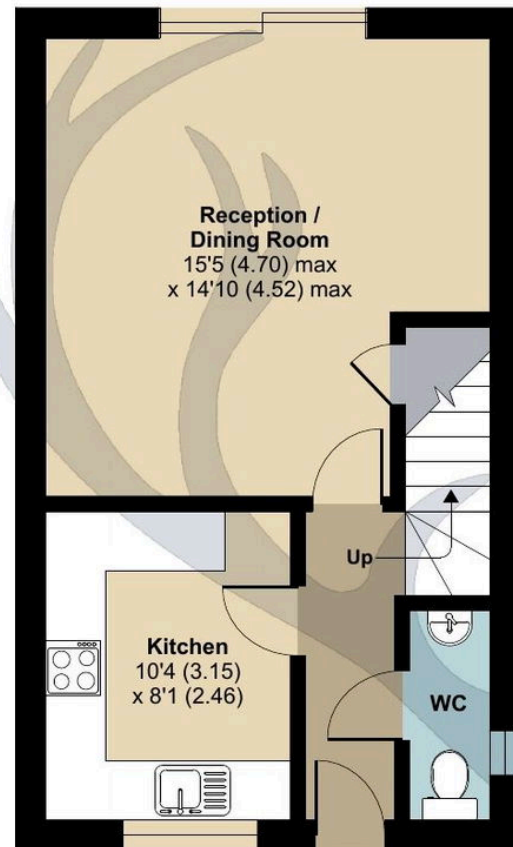
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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.



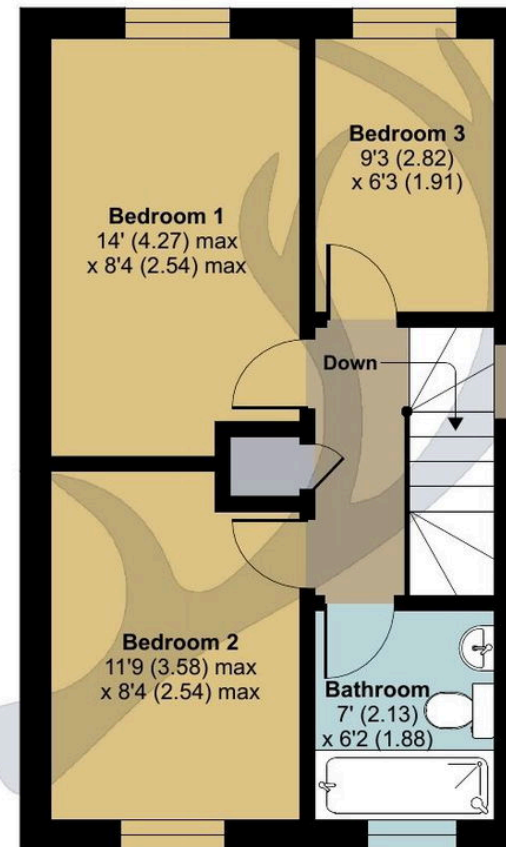
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Approximate Area = 776 sq ft / 72 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1329771

