



FOR SALE
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19 Westbury Road, Westgate-on-Sea, CT8 8QX

Guide Price £375,000

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Set on the corner of Westbury Road and Harold Avenue, just a short stroll from the station and town centre, this handsome Victorian home combines period character with generous proportions, making it a wonderfully versatile place to live.

The house opens with a welcoming porch and central hallway. To the front, the living room is filled with natural light from its bay window and centres on a fireplace, a perfect spot to relax. Across the hall, the dining room offers space for entertaining, also complete with a feature fireplace, while the kitchen to the rear leads through to a handy utility room, cloakroom and a bright garden room that opens out onto the garden. A cellar provides excellent storage and offers plenty of practical uses.

Across the upper floors, there are four generous double bedrooms and two bathrooms, giving flexibility for family life, home working or welcoming guests. The bedrooms are all well-proportioned and light, with characterful fireplaces adding to their charm. The bathroom is a real feature of the home, showcasing a claw-foot bath, walk-in shower and striking flooring, bringing style as well as practicality.

Outside, the garden is private and low-maintenance, with a sunny paved terrace bordered by mature planting – ideal for morning coffee, evening drinks or summer barbecues. There's also gated access to the side, making it practical for bikes or beach gear.

This is a home that offers not only space and flexibility but also the lifestyle that comes with living in Westgate-on-Sea. Altogether, it's a house that combines Victorian character, generous living space and a sought-after seaside location – a home ready to make its next chapter with new owners.

GROUND FLOOR -

Porch

Hall - 4.45m x 1.8m (14'7" x 5'10")

Living Room - 4.45m x 3.6m (14'7" x 11'9")

Dining Room - 4.45m x 3.42m (14'7" x 11'2")

Kitchen - 4.45m x 2.9m (14'7" x 9'6")





Utility Room - 2.7m x 1.54m (8'10" x 5'0")
 WC - 1.65m x 1.54m (5'4" x 5'0")
 Garden Room - 4.45m x 1.71m (14'7" x 5'7")

LOWER GROUND FLOOR -

Cellar - 4.45m x 3.52m (14'7" x 11'6")

FIRST FLOOR -

Landing - 4.45m x 1.8m (14'7" x 5'10")
 Bedroom - 4.45m x 3.61m (14'7" x 11'10")
 Bedroom - 4.45m x 3.42m (14'7" x 11'2")
 Bathroom - 4.45m x 2.9m (14'7" x 9'6")

SECOND FLOOR -

Landing - 4.45m x 1.8m (14'7" x 5'10")
 Bedroom - 4.45m x 3.61m (14'7" x 11'10")
 Bedroom - 4.45m x 3.43m (14'7" x 11'3")
 Shower Room - 4.45m x 2.9m (14'7" x 9'6")

EXTERNAL -

Front - Courtyard
 Rear - Paved Garden

TENURE - Freehold

COUNCIL TAX - Thanet District Council | Band C (£2,196.66 per year)

EPC RATING - 54 | E

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

HEATING - Gas Central Heating

BROADBAND - Ultrafast Fiber to the Property internet available (FTTP)

LISTED BUILDING - No

CONSERVATION AREA - Yes





CONSTRUCTION - Standard

PARKING - No parking - on street only

OUTSIDE SPACE - Small front courtyard,
Paved garden to rear

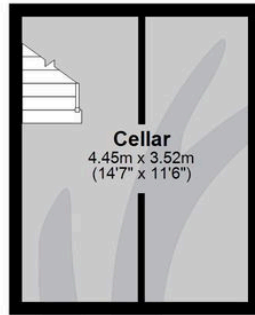
RESTRICTIONS, RIGHTS AND EASEMENTS -

We note from the title register, there are restrictive covenants that appear to be historic. 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.

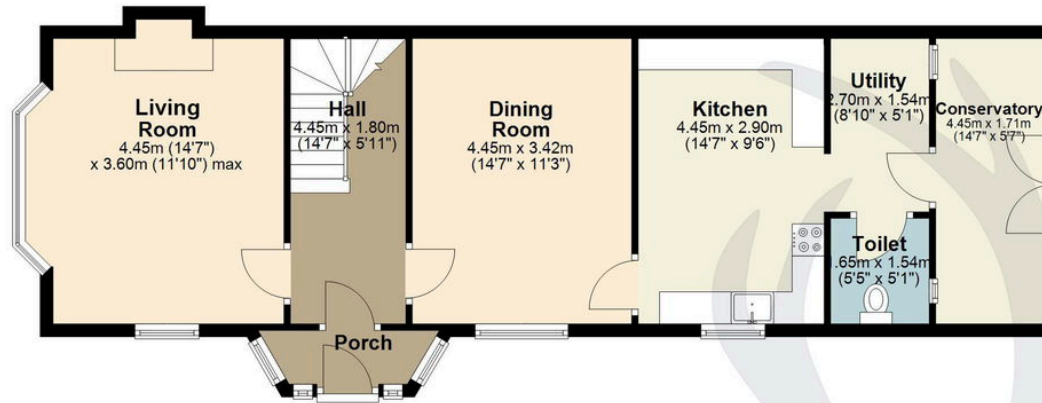
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural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



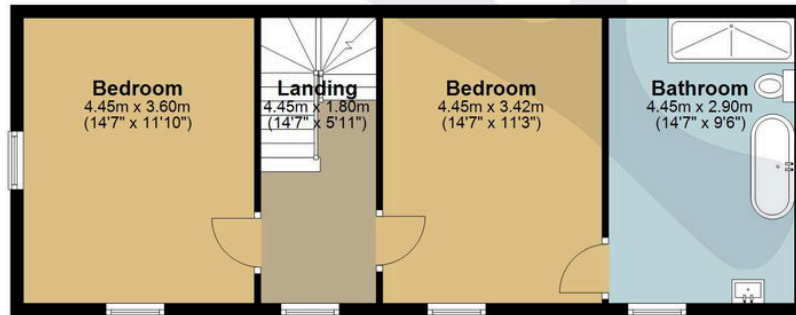
Lower Ground Floor
Approx. 15.7 sq. metres (168.5 sq. feet)



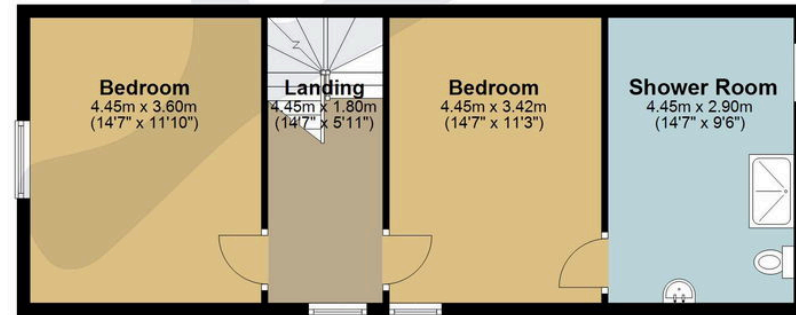
Ground Floor
Approx. 71.5 sq. metres (769.6 sq. feet)



First Floor
Approx. 53.5 sq. metres (575.7 sq. feet)



Second Floor
Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 194.1 sq. metres (2089.6 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.