



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



CANTERBURY ROAD  
WESTGATE  
KENT  
CT8 8JT

Price: Offers Over £345,000

3 Bedrooms

1 Receptions

1 Bathrooms

1 Garage

EPC

Tenure FREEHOLD  
Council Tax C



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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### Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

### Accommodation

Nice size 3 bedroom family home located close to schools and shops. This chalet property is a lot bigger than you'd think and has a good size garden plus garage. The accommodation offers a downstairs bedroom plus wet room, kitchen and great size lounge/dining room and on the first floor 2 further bedrooms. All of the bedrooms are double. Outside there is a nice size rear garden with parking and the bonus of a garage. Call now to view....

#### GROUND FLOOR

|                    |                               |
|--------------------|-------------------------------|
| Entrance Hall      |                               |
| Lounge/Dining Room | 23'4" (7.11m) x 12'9" (3.89m) |
| Kitchen            | 10'4" (3.15m) x 8'5" (2.57m)  |
| Wet Room           | 5'8" (1.73m) x 5'6" (1.68m)   |
| Bedroom            | 12'5" (3.78m) x 11'6" (3.51m) |

#### FIRST FLOOR

|         |                                 |
|---------|---------------------------------|
| Bedroom | 14'2" (4.32m) x x 10'9" (3.28m) |
| Bedroom | 14'4" (4.37m) x 11' (3.35m)     |

#### OUTSIDE

Front and rear gardens  
Garage and Driveway



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### Key Features

- 3 bedrooms
- Large garden
- Garage
- Close to schools and train station
- Nice size Lounge/Dining Room

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0020228/



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