



67 Minster Road, Westgate-On-Sea  
£485,000

# 67 Minster Road

Westgate-On-Sea, Westgate-On-Sea

FOUR BEDROOM FAMILY HOME IN WESTGATE-ON-SEA!

Miles & Barr are delighted to present to the market this wonderful family home in Westgate-on-Sea. Upon entering the property you are greeted with a hallway allowing access to the large front reception room, a further reception room further down the hall with french doors leading to the garden, then to the rear of the property there is a large kitchen / diner. On the first floor you will find a family bathroom, two double bedrooms and a master bedroom with an en-suite shower room and access to the balcony overlooking the green to the front. On the top floor you will find an additional double bedroom. Externally to the rear the property boasts a large rear garden that is laid to lawn and paved with a garden toilet included.

The property is only a short walk from Westgate town that hosts an eclectic mix of bars, restaurants, shops and Westgate train station with direct links to London. The property is also located in a great catchment area for popular local schools.

- Master with en-suite
- Balcony
- Great Living Space
- Large Kitchen / Diner
- Good Catchment Area For Popular Local Schools
- Four Bedrooms





## Entrance

## Entrance Hall

## GROUND FLOOR

### Lounge

15' 6" x 14' 7" (4.72m x 4.45m)

### Dining Room

11' 6" x 11' 1" (3.51m x 3.38m)

### Kitchen

21' 4" x 12' 2" (6.5m x 3.71m)

## FIRST FLOOR

### Bedroom One

11' 2" x 13' 2" (3.4m x 4.01m)

### Bedroom Two

9' 6" x 11' 6" (2.9m x 3.51m)

### Family Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

### Master Bedroom

13' 12" x 15' 5" (4.27m x 4.7m)

### En Suite

7' 2" x 5' 2" (2.18m x 1.57m)

### Balcony

## SECOND FLOOR

### Bedroom Four

15' 12" x 9' 2" (4.88m x 2.79m)





# Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)