



2A St. Benets Road, Westgate-On-Sea
£299,950

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Westgate-On-Sea, Westgate-On-Sea

FAMILY HOME WITH OFF-STREET PARKING AND NO FORWARD CHAIN!

Miles and Barr are delighted to be offering this rarely available property to the market. Located within easy reach of a number of local schools, shops and amenities and being offered with NO FORWARD CHAIN, this property is a must see for any serious purchaser. The accommodation is comprised of a lounge diner, fitted kitchen diner with access to the rear garden, three well proportioned bedrooms and a family bathroom with separate WC. This home further benefits from being recently decorated with new carpets, a garage, off-street parking and a low maintenance rear garden. In our opinion, this property will suit a range a of purchasers - to avoid disappointment contact our sales office to arrange an immediate viewing.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Garage
- Off Street Parking
- Three Good Sized Bedrooms
- No Forward Chain





Ground Floor

Hallway

23' 3" x 19' 10" (7.09m x 6.04m)

Lounge

46' 3" x 36' 5" (14.1m x 11.1m)

Kitchen

42' 9" x 26' 5" (13.04m x 8.05m)

First Floor

Bedroom One

39' 5" x 29' 9" (12.01m x 9.06m)

Bedroom Two

32' 12" x 39' 4" (10.05m x 12m)

Bedroom Three

23' 3" x 33' 1" (7.08m x 10.08m)

Bathroom

16' 6" x 16' 7" (5.04m x 5.06m)

WC

13' 5" x 6' 10" (4.09m x 2.08m)





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 344 sq.ft, FLOOR 2: 484 sq.ft
 TOTAL: 828 sq.ft



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