



187 Linksfield Road, Westgate-On-Sea  
£315,000

# 187 Linksfield Road

Westgate-On-Sea, Westgate-On-Sea

TWO BEDROOM DETACHED BUNGALOW IN POPULAR WESTGATE ON SEA LOCATION!

Miles & Barr are thrilled to be marketing this two bedroom detached bungalow. Upon entering the property you are greeted with a hallway allowing access to each double bedroom on offer, shower room, kitchen with sun room off it and a decent sized reception room with French doors leading out to the garden. The garden itself is a lovely size and is paved but mainly laid to lawn. In addition, the property boasts off street parking and a detached garage.

Bungalows such as these are rarely available so do not hesitate and call Miles & Barr today to arrange your accompanied viewing!

Council Tax band: C

Tenure: Freehold

- Two Bedrooms
- Detached Bungalow
- Off Street Parking
- Detached Garage
- Popular Location





#### Entrance

#### Lounge

10' 12" x 12' 0" (3.35m x 3.66m)

#### Kitchen

9' 8" x 10' 0" (2.95m x 3.05m)

#### Shower Room

4' 12" x 8' 0" (1.52m x 2.44m)

#### Bedroom One

10' 12" x 10' 0" (3.35m x 3.05m)

#### Bedroom Two

10' 0" x 10' 0" (3.05m x 3.05m)

#### Sun Room

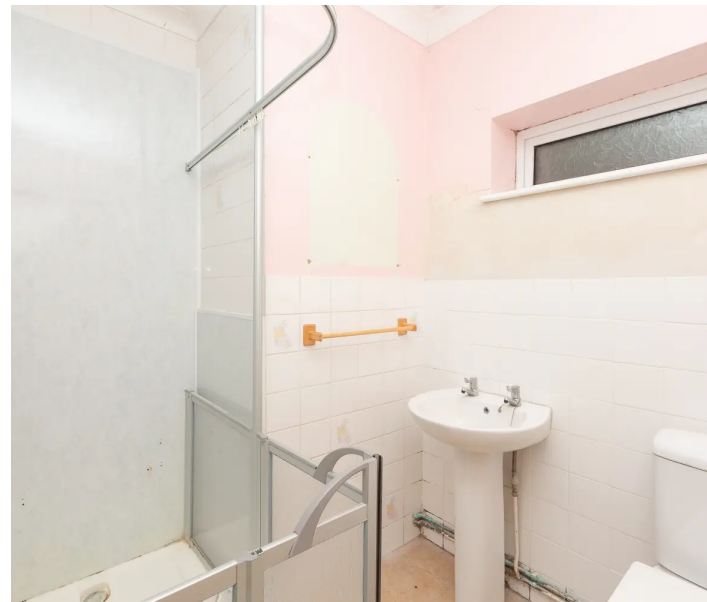
6' 12" x 6' 12" (2.13m x 2.13m)

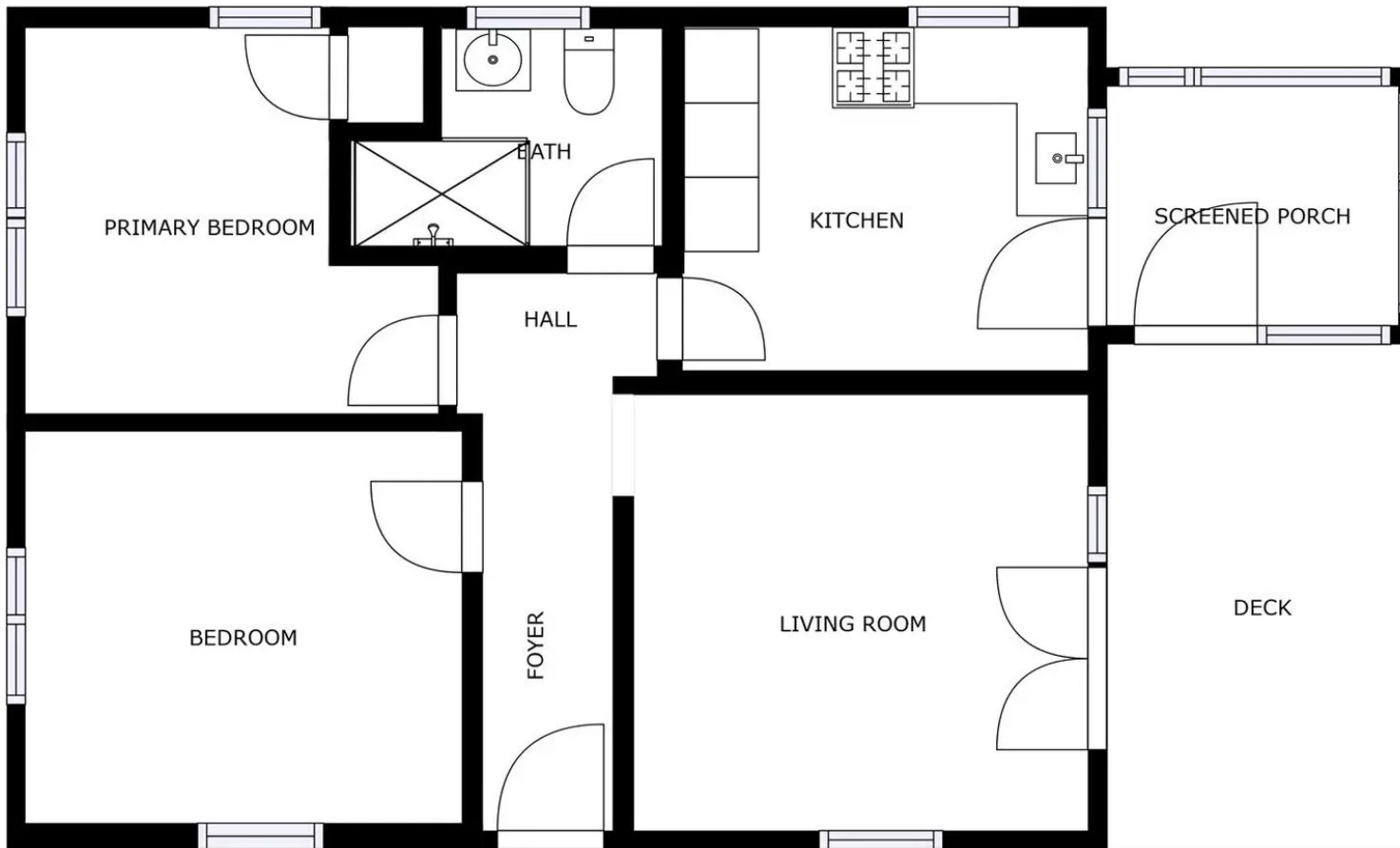
#### External

#### Rear Garden

#### Off Street Parking

#### Garage





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 597 sq. ft, EXCLUDED AREAS:  
 DECK: 111 sq. ft, PORCH: 49 sq. ft  
 TOTAL: 597 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## 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)