



41 Elm Grove, Westgate-On-Sea  
£375,000

# 41 Elm Grove

## Westgate-On-Sea, Westgate-On-Sea

THREE BEDROOM PERIOD HOME IN THE HEART OF WESTGATE!

Miles & Barr are extremely pleased to be offering this rarely available three bedroom semi detached family home located in the sought after Elm Grove area of Westgate. Ideally situated within easy reach of Westgate's Victorian canopied shopping parade and beautiful sandy beaches, popular local schools and all other major amenities are also close at hand. Although in need of modernisation, this property holds a wealth of potential to become a beautiful forever home. Internally the property boasts three bedrooms and a bathroom with separate WC on the first floor with a bay fronted lounge, separate dining room, kitchen and lean to downstairs. Externally is really where the property comes into its own. Featuring a south facing rear garden in excess of 120ft and with off street parking to the front, there is scope and potential to extend (subject to relevant planning permissions). In our opinion this property is a rare gem and as it's being offered with no onward chain, an early internal viewing really is recommended!

- Three Bedroom Family Home
- Central Westgate Location
- Lounge With Separate Dining Room
- South Facing Rear Garden In Excess Of 120ft
- Tons Of Potential
- No Onward Chain
- Is the property listed? No
- Is the property in a conservation area? No
- Have there been any structural alterations? If yes was was planning obtained? No
- Has the property had any specialist treatments carried out? No
- Have any windows or doors been replaced since 2002? Yes, front ground floor bay window
- Have you had any electrical works carried out? No



**Entrance**

Leading to

**Lounge**

13' 8" x 12' 8" (4.17m x 3.86m)

**Dining Room**

13' 9" x 10' 3" (4.19m x 3.12m)

**Kitchen**

10' 9" x 7' 10" (3.28m x 2.39m)

**First Floor**

7' 5" x 4' 2" (2.26m x 1.27m)

**Bedroom**

Ample space

**Bedroom**

Ample space

**Bedroom**

Ample space

**Bathroom**

7' 11" x 4' 3" (2.41m x 1.30m)

**WC**

4' 10" x 2' 9" (1.47m x 0.84m)

**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.

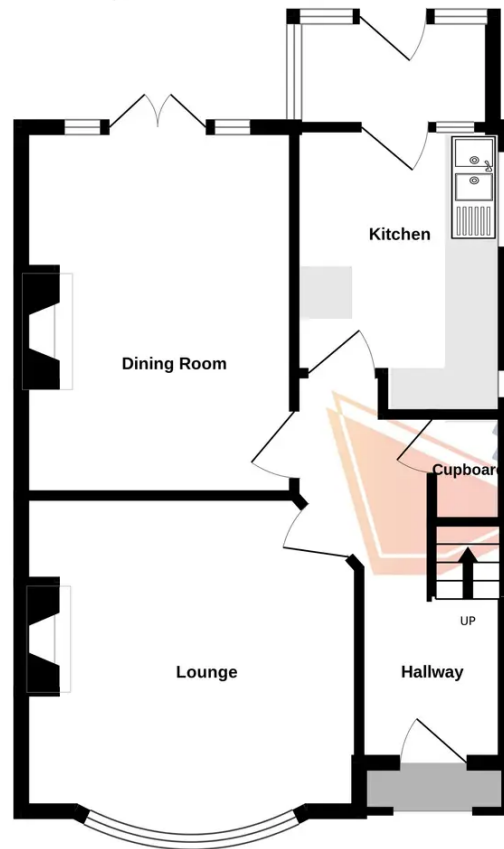




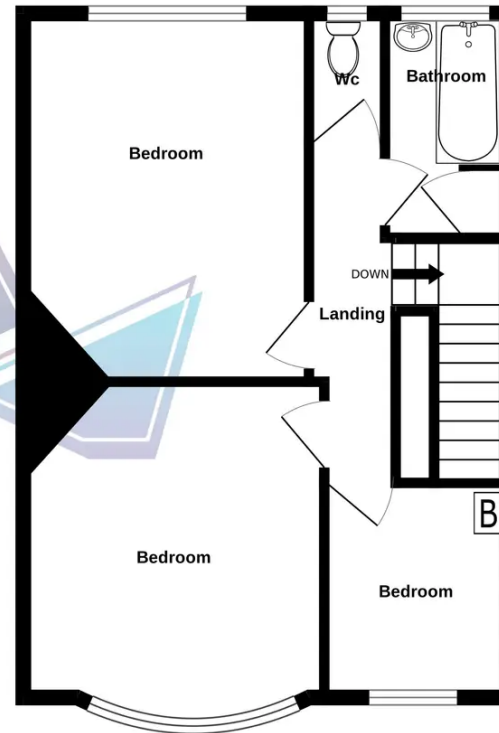
TOTAL FLOOR AREA : 87.4 sq.m. (941 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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GROUND FLOOR  
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR  
42.9 sq.m. (462 sq.ft.) approx.

## 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)