



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

## Property brochure



VICTORIA AVENUE  
WESTGATE  
KENT  
CT8 8BL

Price: £350,000

2 Bedrooms

1 Reception

2 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax B



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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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### The Property

Take a look at this two bedroom detached bungalow with parking, chain free and ready to move in - what a rare combination! The property comprises a lounge, fully equipped kitchen/diner in excess of 16' (4.88m), two double bedrooms - one with modern en-suite shower room, plus an additional family bathroom. There is a manageable garden to the rear, along with off street parking and small garden to the front. The bungalow has been refurbished to a high standard and has some quirky features including a safe cupboard with an iron door in the kitchen making a great pantry, and further two excellent storage cupboards in the hallway. The rear garden is laid to lawn with mature shrubs, and there is off street parking for one car. Situated in Westgate, approximately a ten minute walk to the station and town, this is a perfect buy for anyone looking to move in and put their feet up. Call Oak wood homes to book your viewing.

### 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

Entrance Hall	
Lounge	16' (4.88m) x 11'7" (3.53m)
Kitchen/Diner	16' (4.88m) x 11'7" (3.53m)
Bedroom 1	14'6" (4.42m) x 11'8" (3.56m)
Bedroom 2	11'9" (3.58m) x 9'4" (2.84m)
En suite shower room	11'5" (3.48m) x 6' (1.83m)
Family bathroom	7'3" (2.21m) x 6'4" (1.93m)

### OUTSIDE

Small lawned front garden. Driveway for one vehicle  
Rear Garden laid to lawn plus mature shrubs



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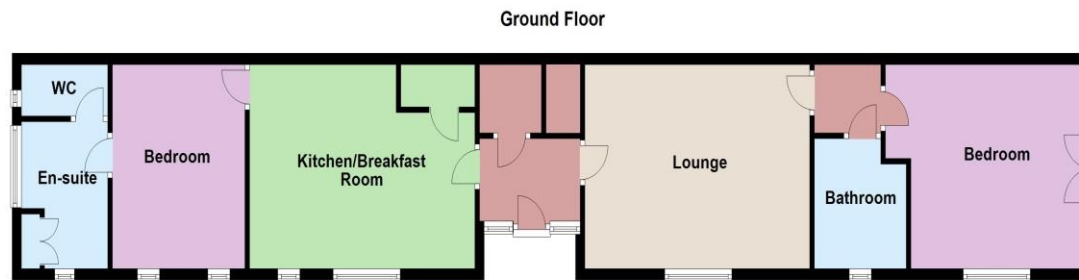


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### Key Features

- Chain free
- Detached
- Refurbished and ready to move in!
- Great size
- Modern kitchen/diner
- En-suite
- Family bathroom
- Two double bedrooms
- Off street parking
- Gardens



Need a mortgage..?

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0800 035 0353



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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0022786/2023 | I28/AWDP



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