



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

## Property brochure



WESTBROOK AVENUE  
MARGATE  
KENT  
CT9 5HS

Price: £550,000

4 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC E

Tenure FREEHOLD  
Council Tax D



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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



### The Property

WITH DIRECT SEA VIEWS FROM ALL FRONT WINDOWS, EARLY VIEWING IS A MUST OF THIS LARGE AND IMPRESSIVE 4 BEDROOM SEMI DETACHED FAMILY HOME WITH SOUTH FACING REAR GARDEN. In a great location opposite and over looking the tennis courts and green with stunning sea views and handy for both Westgate and Margate and everything they have to offer. On the ground floor there is a lounge, dining room and kitchen, whilst on the first floor are three good sized bedrooms, a study/office along with a family bathroom and separate W.C. The top floor offers the most impressive views as well as a huge bedroom with potential to add an en-suite if required. To the rear is a 45' (13.72m) south facing garden leading to the garage and driveway and the house also benefits from double glazing and central heating.

### Location

Located on popular tree-lined Westbrook Avenue with grass verges and on the borders of Westgate over looking the tennis court and green. Both Margate & Westgate offer a good selection of shops, bars and restaurants as well as stunning beaches and mainline stations providing good transport links to London and beyond

### Accommodation

#### GROUND FLOOR

Porch

Entrance Hall

Lounge

14'8" (4.47m) x 13'1" (3.99m) into bay with sea views

Dining Room

12'0" (3.66m) x 11'3" (3.43m)

Kitchen

18'0" (5.49m) x 9'1" (2.77m)

#### FIRST FLOOR

Landing

15'10" (4.83m) x 13'3" (4.04m) into bay with sea views

Bedroom 1

11'10" (3.61m) x 11'8" (3.56m)

Bedroom 3

9'6" (2.90m) x 7'2" (2.18m) with sea views

Bedroom 4

5'10" (1.78m) x 5'5" (1.65m)

Study/Office

9'3" (2.82m) x 8'5" (2.57m)

Bathroom

Separate WC

#### TOP FLOOR

Bedroom 2

18'10" (5.74m) x 16'10" (5.13m) with sea views

#### OUTSIDE

Mirrored gates to front garden with path to front door and parallel path to side gate for rear garden. Rear garden approx 45' (13.72m), south facing, laid to lawn. Side access with door to garage 17'8" (5.38m) x 8'7" (2.62m), parking space in front for one to two cars



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



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



© Copyright Oakwood homes - Not to be reproduced or copied without permission. All rights reserved.  
Plan produced using PlanUp.

## Property brochure

### Key Features

- Impressive large semi
- Sea views from the front
- 4 bedroom
- 2 reception rooms
- Kitchen
- Study/office
- Family bathroom
- Separate W.C
- 45' south facing rear garden
- Garage & driveway
- Great location

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. MAR0022970/20230123/DGDP



[margate@oakwoodhomes.biz](mailto:margate@oakwoodhomes.biz)



01843 221133



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)



Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

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