



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

## Property brochure



VICTORIA AVENUE  
WESTGATE  
KENT  
CT8 8BQ

Price: £340,000

3 Bedrooms

1 Reception

1 Bathroom

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

We are delighted to offer to the market this fabulous three bedroom period terraced family home in Westgate. Internally, the property offers spacious accommodation comprising a lounge to the front, large kitchen/diner, and a conservatory overlooking the rear garden. Upstairs there are three bedrooms, one of which has a fireplace, a family bathroom plus a loft room in excess of 17' (5.18m). Outside the rear garden is a lovely social space with an area of decking and lawn. A brick built lodge provides a useful space for storage, or to utilise according to personal preference. Situated with schools and a park in reasonable distance, Westgate town, beach and train station a short drive and moderate walk away, this really is an ideal purchase. Call Oakwood homes today and book your viewing.

## Location

Westgate-on-Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildred's 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

### GROUND FLOOR

Entrance Hall	
Lounge	14'2" (4.32m) x 12' (3.66m)
Kitchen/Diner	17' (5.18m) x 12' (3.66m)
Conservatory	14'7" (4.45m) x 10'2" (3.10m)

### FIRST FLOOR

Bedroom 1	12'10" (3.91m) x 9'7" (2.92m) With fireplace
Bedroom 2	14' (4.27m) x 9'9" (2.97m)
Bedroom 3	7'7" (2.31m) x 7' (2.13m)
Bathroom	8'4" (2.54m) x 6'7" (2.01m)
Loft Room	17' (5.18m) x 10'8" (3.25m)

### OUTSIDE

Garden - Reasonable sized garden, with decking area and lawn. Brick built lodge.

On street free parking

Broad band with fibre to the house.  
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### Key Features

- 3 bedroom terraced house
- Spacious accommodation
- Large kitchen/diner
- Family sized garden
- Fireplace in primary bedroom
- Conservatory
- Great location
- Call Oakwood homes to book a viewing!

### 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. BIR0023361/20240627/AWDP



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