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Property brochure



SEA ROAD
WESTGATE
KENT
CT8 8QE

Price: £1,275,000

5 Bedrooms

3 Receptions

4 Bathrooms

Off Street Parking

EPC C

Tenure FREEHOLD
Council Tax G



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The Property

Chain Free, Sea Facing Detached Home. This stunning detached house, situated on the seafront with panoramic views of the popular Westgate Bay, offers spacious and beautifully enhanced accommodation. The breathtaking sea views are maximised by French doors with Juliette balconies in all the front-facing bedrooms. At the heart of the home is a superbly fitted kitchen/diner with integrated appliances and sea views, seamlessly flowing into a bright and airy garden room. Additional features include a formal dining room and an inviting lounge, both offering magnificent views of the bay. The first floor boasts three king-size bedrooms, each with en-suite facilities, a walk-in wardrobe, and a versatile office/nursery. The top floor comprises another king-size bedroom, a generous double, and a family bathroom. The exterior features a gravel front garden with ample off-street parking for multiple vehicles, boats, or jet skis, while the rear garden is a serene, south-facing retreat with a large patio, lawn, mature ornamental trees providing dappled shade, and an additional sunset patio. Viewing is highly recommended..

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

Ground floor	
Entrance hall :	11'04" (3.45m) x 11'02" (3.40m)
Guest W.C.:	5'11" (1.80m) x 3'00" (0.91m)
Lounge:	20'06" (6.25m) x 14'10" (4.52m)
Dining Room:	15'03" (4.65m) x 13'10" (4.22m)
Kitchen Breakfast Room:	25'06" (7.77m) x 12'00" (3.66m)
Garden Room:	15'09" (4.80m) x 12'00" (3.66m)
Utility Room:	17'04" (5.28m) x 7'00" (2.13m)
Boiler Room/Store:	18'02" (5.54m) x 7'00" (2.13m)
First floor	
Bedroom:	15'00" (4.57m) x 11'10" (3.61m)
En-suite:	11'10" (3.61m) x 8'01" (2.46m)
Bedroom:	14'02" (4.32m) x 11'02" (3.40m)
En-suite:	12'02" (3.71m) x 5'06" (1.68m)
Bedroom:	13'10" (4.22m) x 12'01" (3.68m)
En-suite:	12'03" (3.73m) x 5'08" (1.73m)
Walk-in wardrobe:	7'09" (2.36m) x 6'00" (1.83m)
Office/Nursery:	7'07" (2.31m) x 6'09" (2.06m)
Second floor	
Bedroom:	13'02" (4.01m) x 11'06" (3.51m)
Bedroom:	11'03" (3.43m) x 10'06" (3.20m)
Bathroom:	8'03" (2.51m) x 7'03" (2.21m)
Exterior	

To the front of the property is a large gravel driveway providing off street parking for several vehicles. The tranquil rear garden is a lovely entertaining space with bi-fold doors from the garden room leading out on to a large patio seating area. The remainder is lawned plus mature ornamental trees providing some dappled shade and a further sunset patio.

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Key Features

- Stunning sea front location
- Much improved by the current owners
- 5 bedrooms
- 4 king size 1 double
- 4 bathrooms
- 3 En-suite
- 4 Reception rooms
- Fantastic sea views
- Chain free

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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. PAC0023856/20241024/AWDP



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