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## Property brochure



GOLDEN CLOSE  
WESTGATE  
KENT  
CT8 8HH

Price: £310,000

3 Bedrooms

1 Reception

1 Bathroom

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax C



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

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### The Property

Chain free and bigger than it looks, this three bedroom semi-detached bungalow in Golden Close Westgate offers a flexible layout, for use according to your requirements. Internally, the property comprises lounge, kitchen, utility room, three bedrooms, study/large walk in dressing room, and bathroom. Outside to the rear is a good sized garden laid to lawn. There is a driveway to the front. Call Oakwood homes to book a 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

Lounge	13' (3.96m) 10'8" (3.25m)
Kitchen	11' (3.35m) x 9'8" (2.95m)
Utility	12'8" (3.86m) x 4' (1.22m)
Bedroom 1	12'4" (3.76m) x 9'8" (2.95m)
Bedroom 2	10'9" (3.28m) x 9'8" (2.95m)
Bedroom 3	9'2" (2.79m) x 7'7" (2.31m) leading to :-
Dressing room/study	7'8" (2.34m) x 7'8" (2.34m)
Bathroom	7' (2.13m) x 5' (1.52m)

We have been advised that broadband is provided via fibre to the property



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### Ground Floor



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Plan produced using PlanUp.

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### Key Features

- Chain Free
- Spacious bungalow
- 3 bedrooms
- Lovely garden
- Driveway
- Utility room

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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. BIR0024086/20240930/AWDP



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