

## Property brochure



WESTCLIFF GARDENS  
WESTBROOK  
KENT  
CT9 5DT

Offers in the region of: £750,000

5 Bedrooms


2 Receptions

4 Bathrooms

Off Street Parking

EPC D

Tenure FREEHOLD  
Council Tax D

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

 01843 221133

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

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## The Property

LUXURY COASTAL LIVING.....This stunning, heavily extended 4 bedroom, 4 shower room semi-detached home, spanning three floors, is perfectly situated close to the beach, and offering sea views to the front. This exceptional family home combines modern design with spacious living areas, making it the ideal family home. To the ground floor is an impressive, open plan kitchen/dining/living space, with granite work surfaces, Neff appliances and under floor heating, perfect for entertaining, with a wall of bi-fold doors opening on to the west facing rear garden. In addition there are a further 2 reception rooms, utility room and downstairs shower room. The first floor comprises 3 double bedrooms, 2 with en-suite shower rooms. The 2 rear bedrooms open on to a roof terrace and the larger front bedroom has a balcony and a full height glazed bay window with direct sea views. The second floor is reserved solely for the master suite! An unrivaled, triple aspect bedroom in excess of 600sqft with a huge dressing room, open plan 4 piece bathroom suite and balcony with sea views. To the front of the property there is parking for 3 vehicles. This remarkable semi-detached home is a rare find, offering space and comfort with a view of the sea. High-quality finishes throughout and room for a growing family, this home should be seen to be fully appreciated.

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### Location

Located in the popular Westbrook Avenues with the sea front and one of the area's best beaches at the end of the road. Margate & Westgate-on-Sea are both close by and have a good selection of shops, bars and restaurants, as well as mainline stations providing high speed rail links to London and beyond.

### Accommodation

#### GROUND FLOOR

Entrance Porch

Entrance Hall

Lounge/Kitchen/Diner 29'3" (8.92m) x 19'6" (5.94m)

Utility Room 10'6" (3.20m) x 6'6" (1.98m)

Formal Living Room 17'6" (5.33m) into full height glazed bay window x 12'2" (3.71m)

Cinema Room/Bedroom 5 10'6" (3.20m) x 10'3" (3.12m)

Downstairs Shower Room 7'10" (2.39m) x 3' (0.91m)

#### FIRST FLOOR

Bedroom 2 19'2" (5.84m) into full height glazed bay window x 14'11" (4.55m) with balcony providing direct sea views

En-Suite Shower Room 7'4" (2.24m) x 5'5" (1.65m)

Bedroom 3 19'4" (5.89m) x 7'5" (2.26m)

Bedroom 4 15'6" (4.72m) x 10'7" (3.23m)

En-Suite Shower Room 7'3" (2.21m) x 3' (0.91m)

#### SECOND FLOOR

Master Suite 34'4" (10.46m) x 18'11" (5.77m) Triple aspect open plan comprising bedroom area, large dressing room and shower Room. Featuring a balcony with direct sea views

#### EXTERIOR

Driveway to front with parking for 3 vehicles. Enclosed, west facing rear garden laid to lawn with patio area and side access



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01843 221133  
Broadband is provided via fibre to the premises



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### Key Features

- Heavily extended modern family home
- Massive open plan family room
- 2 additional reception rooms
- 4 bedrooms
- 4 bathrooms
- Master suite across the entire 2nd floor
- West facing garden
- Parking for 3 cars
- Direct sea views

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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. MAR0024169/20241118/ASDP

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