



Westgate Bay Avenue, Westgate-On-Sea



Old Coastguards
2 Westgate Bay Avenue
Westgate-On-Sea
Kent
CT8 8AH



Description

Ground Floor

- Porch
- Hallway
- Lounge
16'6 x 11'0
(5.03m x 3.35m)
- Family Room
12'4 x 8'2
(3.76m x 2.49m)
- Dining Room
12'2 x 10'10
(3.71m x 3.30m)
- Kitchen
13'10 x 7'10
(4.22m x 2.39m)

- Bedroom Two
13'10 x 8'3
(4.22m x 2.51m)
- Bedroom Three
12'4 x 8'2
(3.76m x 2.49m)
- Bedroom Four
10'9 x 9'1
(3.28m x 2.77m)
- Bath and Shower Room
- Separate W.C

Outbuildings

- W.C and 2 Stores

Externa

- Wrap Around Gardens
- Walled Courtyard Area
- Off Street Parking

Basement Level

- Cellar
10'8 x 7'3
(3.25m x 2.21m)

First Floor

- Landing
- Bedroom One
12'4 x 11'5
(3.76m x 3.48m)

Property

Set within its own grounds, within a large corner plot on the Old Boundary of Westgate this former detached coastguard house really needs to be seen to fully appreciate all on offer. In our opinion, properties of this age and nature are rarely preserved and presented to such a high standard as this home. Built by the Admiralty Circa 1791 this was the original Coastguard house in Westgate, still displaying a wealth of original features including fireplaces engraved with the Admiralty Fouled Anchor Crest.

Arranged over three floors the accommodation is comprised of an entrance hall on the ground floor with access to a sitting room, dining room, snug/former scullery, and modern fitted kitchen. The first floor is accessed via a beautifully preserved Georgian staircase onto a central landing with doors leading to four well-proportioned bedrooms and a family bathroom. Further internal benefits include a useful cellar, a spacious loft area, sealed unit double glazing and gas fired central heating throughout. The picture is complete externally with a mature garden surround, a walled courtyard area with an original slate roof outbuilding and a pathway leading to a gated driveway with off-street parking for a number of vehicles.



Location

Westgate Bay Avenue divides the shops on Station Road and the Beach on Sea Road, thus providing the property with all amenities on your door step. Schools within the catchment area include St Saviours Primary School and the Ursuline, Secondary School. The Carlton Cinema is within a minutes' walk and Westgate's Mainline Railway Station is within 2 minutes.

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just retirement enjoying the blue flag beaches or our local sea front pub.

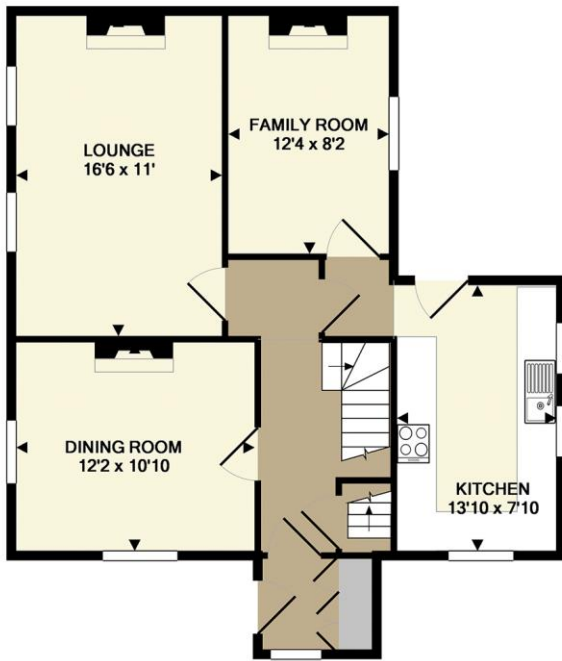
Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery.

Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides.

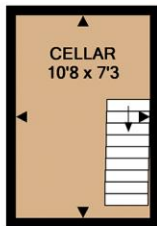
A popular residential area for young families, London commuters, second home purchasers and retired couples.



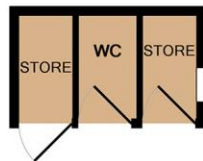
GROUND FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)

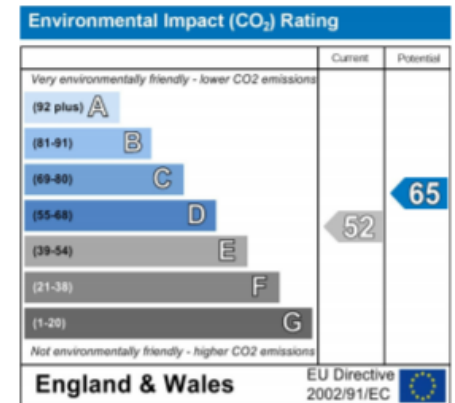
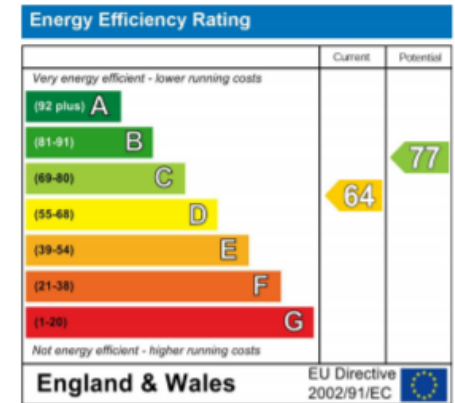


BASEMENT LEVEL
APPROX. FLOOR
AREA 77 SQ.FT.
(7.2 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 53 SQ.FT.
(4.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only. www.upzoom.co.uk
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