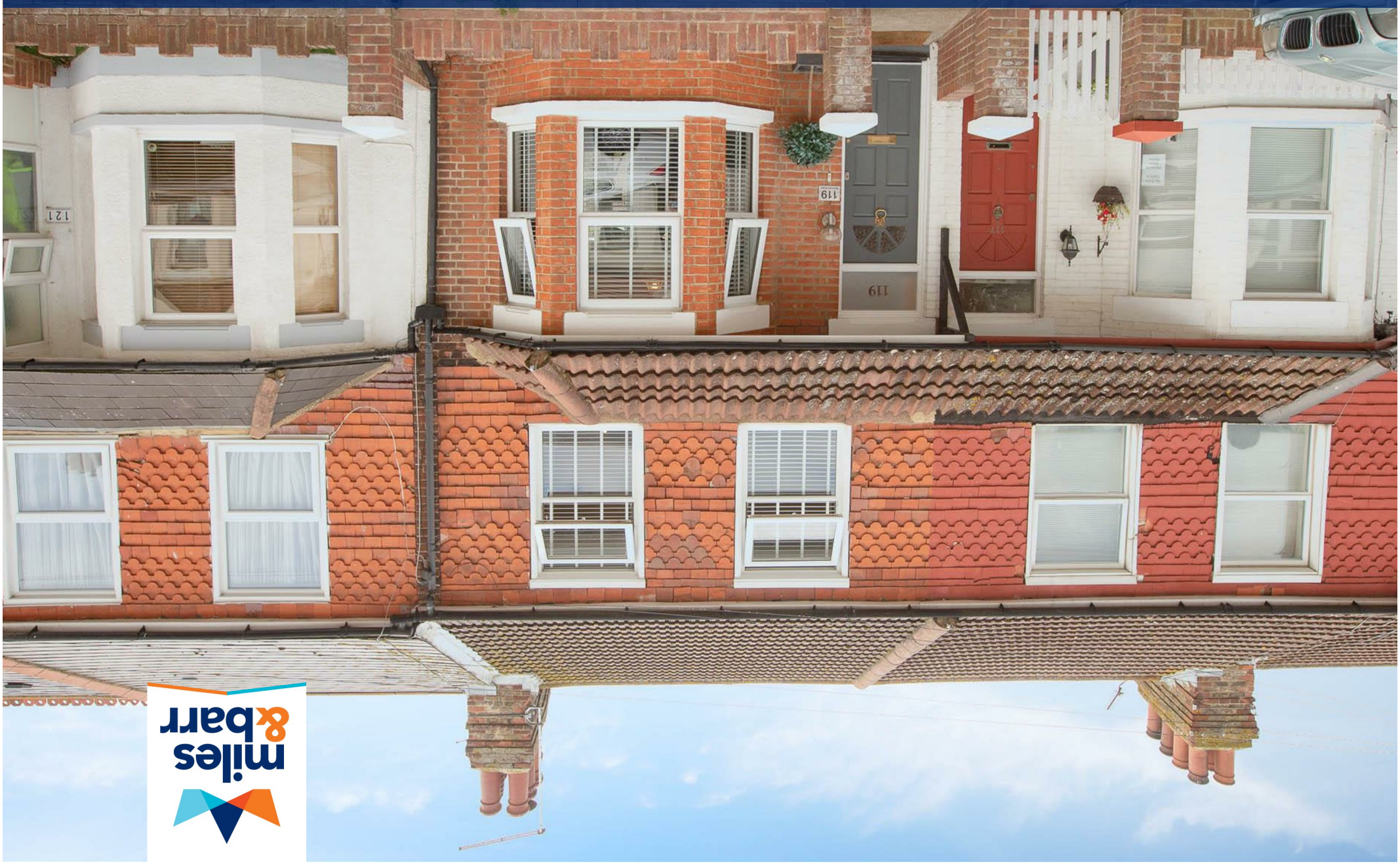
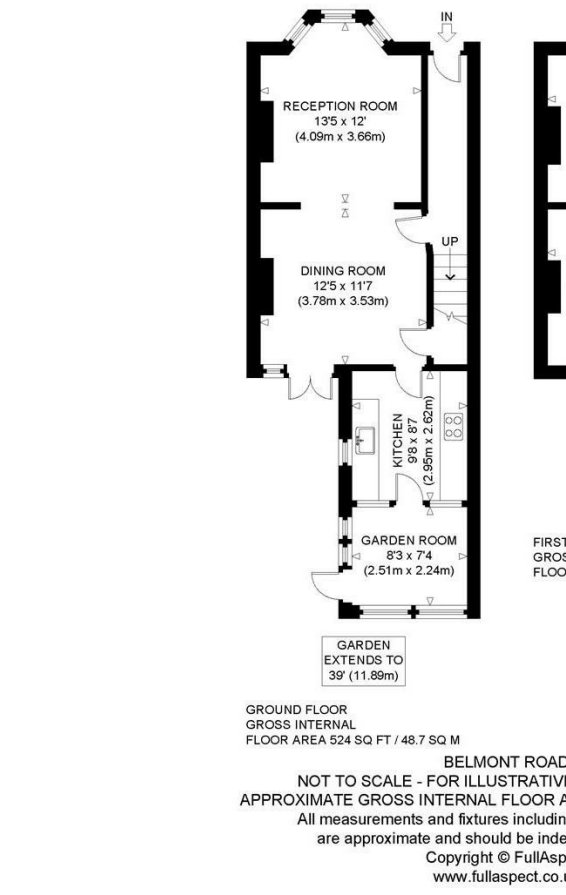
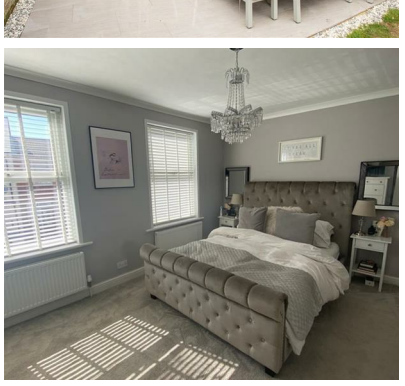
119 BELMONT ROAD
WESTGATE-ON-SEA

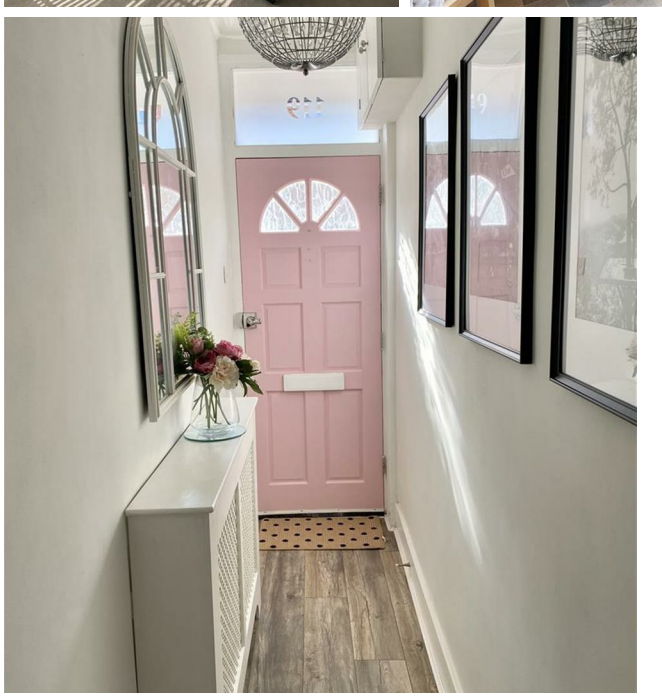
£265,000



119 BELMONT ROAD, WESTGATE-ON-SEA







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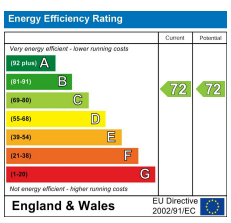
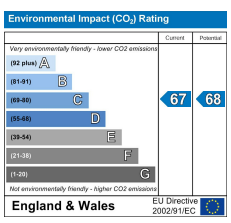
NAEA National Association of Estate Agents · ARLA Association of Residential Letting Agents · Relocation agent network · The Property Ombudsman





In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

- Two Double Bedrooms
- Bay Fronted Lounge With Separate Dining Room
- Modern Fitted Kitchen
- Extra Breakfast/Sun Room
- Bathroom With Separate WC
- Enclosed Rear Garden With Farmland Views
- Excellent Decorative Order Throughout
- Close To Local Schools & Shops

LOCATION

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 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.

ABOUT

BEAUTIFULLY PRESENTED PERIOD HOME IN A SOUGHT AFTER LOCATION!
Miles & Barr are extremely pleased to be offering this deceptively spacious two bedroom period home located in the ever popular Belmont Road, Westgate. Ideally situated within easy reach of Westgate's main high street and train station, popular local schools, parks and the seafront are also close at hand. Internally the property offers bright and airy accommodation and boasts a bay fronted lounge with separate dining room, modern fitted kitchen and further breakfast/sun room on the ground floor with two double bedrooms, a contemporary fitted bathroom suite and separate WC upstairs. Externally there is a well presented rear garden with a newly paved patio and views out across the surrounding farmland. In our opinion this property has been tastefully decorated throughout to give a modern feel and an early internal viewing is essential to fully appreciate all that is on offer!

DESCRIPTION

Entrance

Lounge 13'5 x 12'0 (4.09m x 3.66m)

Dining Room 12'5 x 11'7 (3.78m x 3.53m)

Kitchen 9'8 x 8'7 (2.95m x 2.62m)

Sun Room 8'3 x 7'4 (2.51m x 2.24m)

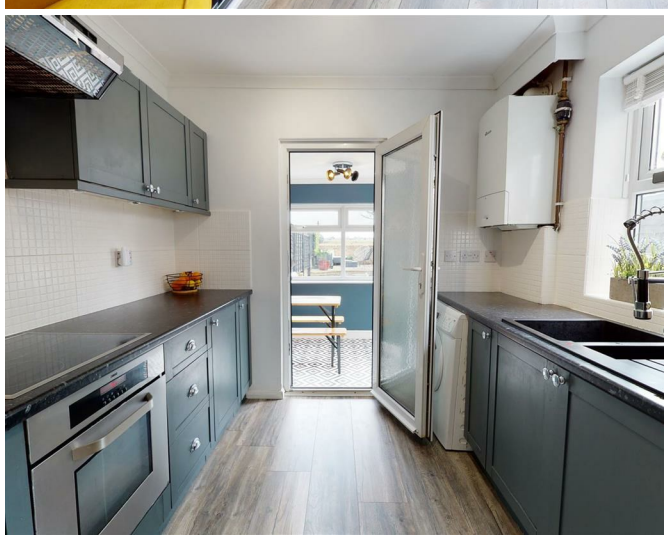
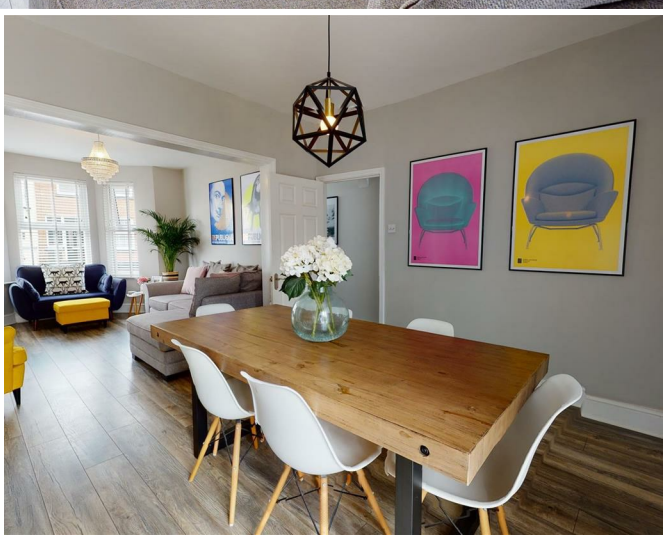
First Floor

Bedroom One 15'5 x 11'0 (4.70m x 3.35m)

Bedroom Two 11'8 x 10'0 (3.56m x 3.05m)

Bathroom 8'6 x 6'6 (2.59m x 1.98m)

Separate WC 3'9 x 2'7 (1.14m x 0.79m)

Exterior

Rear Garden