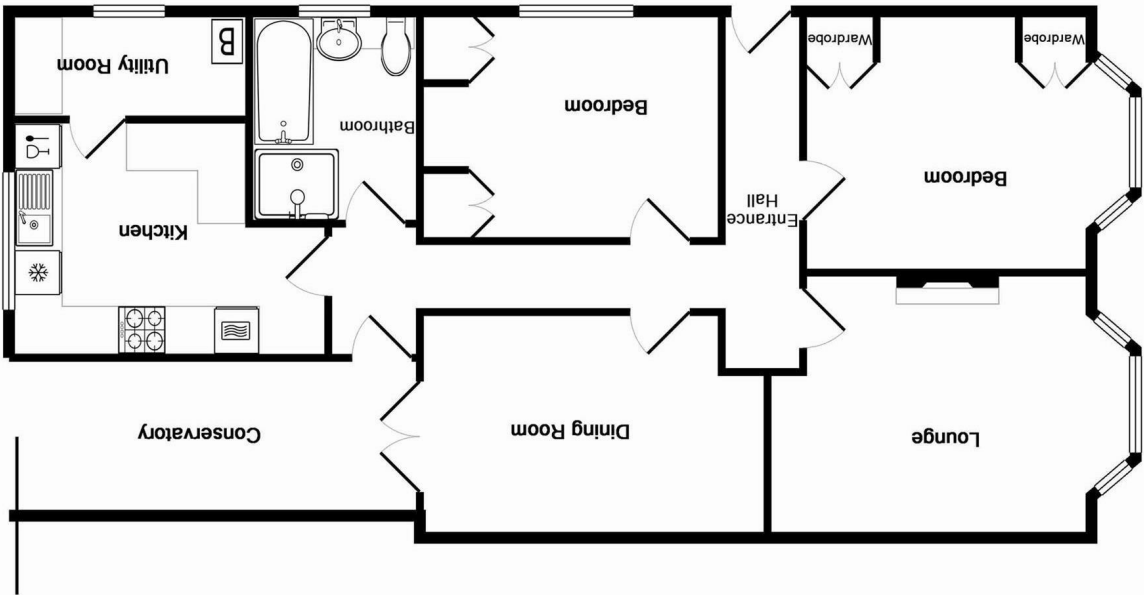


www.milesandbarr.co.uk/referral-fee-disclosure

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	F
F	E
E	D
D	C
C	B
B	A
A	
Very energy efficient - lower running costs	
67	85



ST. CRISPINS ROAD WESTGATE-ON-SEA



ST. CRISPINS ROAD  
WESTGATE-ON-SEA

£335,000



- Two Bedrooms
- Bungalow
- Corner Plot
- Off Street Parking
- Popular Location

## 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 couples.

## ABOUT

Miles & Barr are delighted to bring to the market this wonderful two bedroom semi-detached corner plot bungalow.

Nestled on a corner plot in an extremely sort after location, this bungalow is not to be missed. Upon entering the property, you are greeted with a spacious hallway allowing access to a double bedroom with ample storage in the fitted wardrobes, and lounge with bay window and feature fireplace to the front. Another double bedroom is further down the hall, a dining room with French doors leading out to a summer room, a four piece family bathroom, and kitchen with useful additional utility space and access to the summer room. The bungalow boasts a wraparound garden with mature shrubbery for added privacy as well as off-street parking.

Do not miss your opportunity to view this lovely bungalow, call Miles & Barr today to arrange your accompanied viewing.

## DESCRIPTION

Entrance

Reception 10'11 x 15'9 (3.33m x 4.80m)

Dining Room 9'2 x 14'4 (2.79m x 4.37m)

Kitchen 9'8 x 13' (2.95m x 3.96m)

Utility 9'5 x 4' (2.87m x 1.22m)

Conservatory 6'3 x 17'3 (1.91m x 5.26m)

First Floor

Landing

Bedroom 10'10 x 14'3 (3.30m x 4.34m)

Bedroom 9'2 x 11'8 (2.79m x 3.56m)

Bathroom 8'5 x 6'11 (2.57m x 2.11m)

Exterior

Front Garden

Rear Garden

