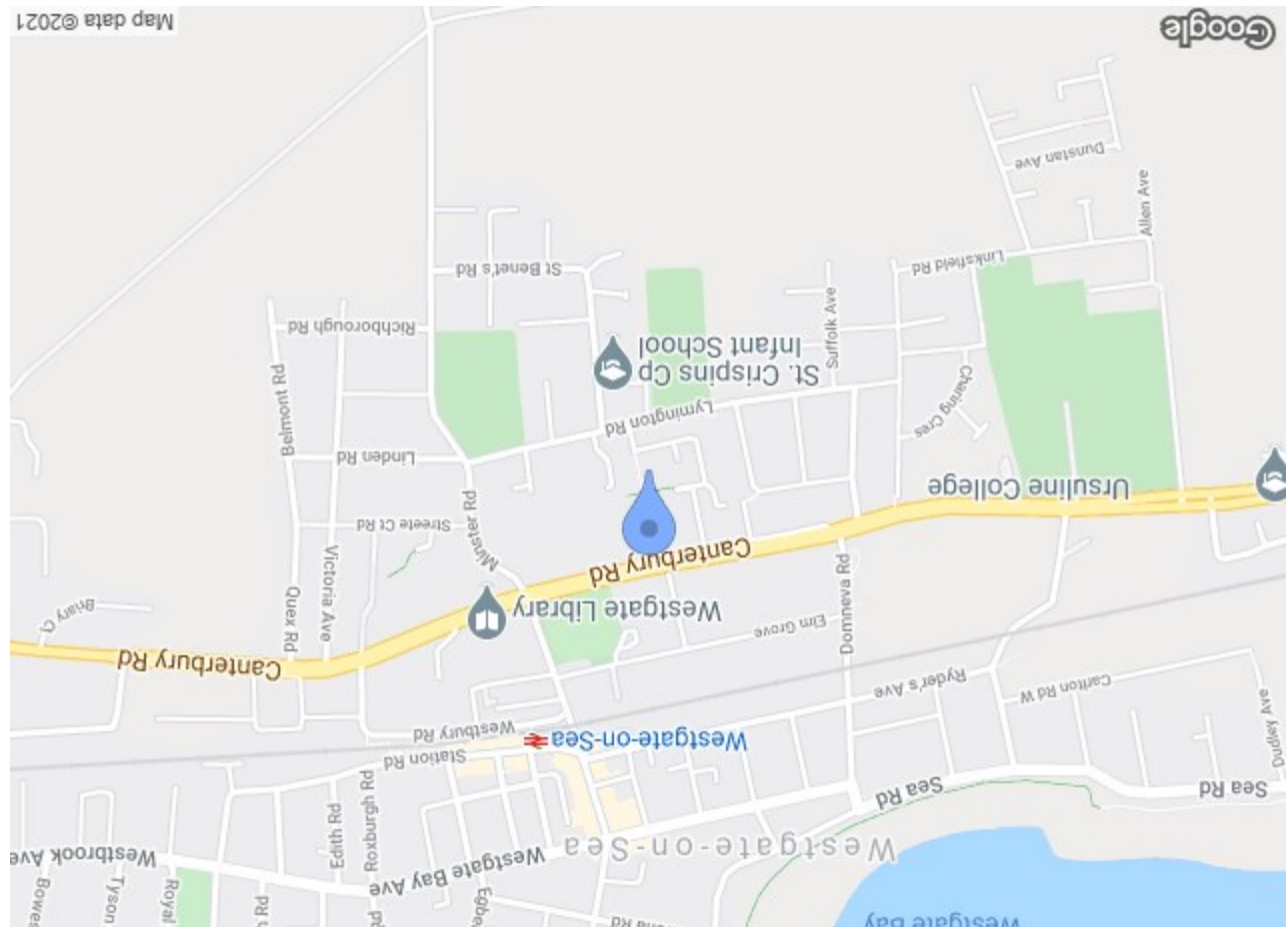
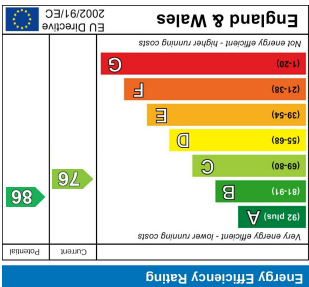


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



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YOUR PROPERTY AGENT



12 THE BOULEVARD
WESTGATE-ON-SEA

£380,000

- Beautiful Family Home
- Over Three Floors
- Ensuite To Master
- Four Bedrooms
- Garage & Off Street Parking
- Walk To Town
- Close To Station

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 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.

ABOUT

STUNNING FAMILY HOME IN A SOUGHT AFTER LOCATION!

Miles and Barr are delighted to be offering this beautifully presented property to the market. Located within easy reach of a number of local schools, shops and amenities in our opinion this home is a must see for any purchaser looking to move straight in.

Arranged over three floors the ground floor benefits include an entrance hall with access to a dining room (which is currently used as a lounge), a kitchen/breakfast room with french doors into the garden and a downstairs WC. The first floor is comprised of a sitting room with two sets of French doors and Juliette balconies looking across the green, and a master bedroom with luxury ensuite shower room. The second floor completes the picture with three further well proportioned bedrooms and a family bathroom. Further benefits include a fully enclosed rear garden and a garage with off street parking for one vehicle.

To avoid disappointment call Miles and Barr on 01843 836655 to arrange an immediate viewing of this spacious and versatile home.

DESCRIPTION

ENTRANCE HALL

Dining Room (Currently used as an additional Loung 11'6" x 10' (3.51m x 3.05m)

WC

Kitchen/Breakfast 15'5" x 14'3" (4.70m x 4.34m)

FIRST FLOOR

Master Bedroom 13'1" x 11'10" (3.99m x 3.61m)

Ensuite 6'9" x 5'11" (2.06m x 1.80m)

Lounge 15'6" x 11'6" (4.72m x 3.51m)

SECOND FLOOR

Bedroom 13'1" x 10'2" (3.99m x 3.10m)

Bedroom 12'9" x 8'2" (3.89m x 2.49m)

Bathroom 8'1" x7'1" (2.46m x2.16m)

Bedroom 8'8" x 6'1" (2.64m x 1.85m)

OUTSIDE

Rear Garden

Garage

Off Street Parking

