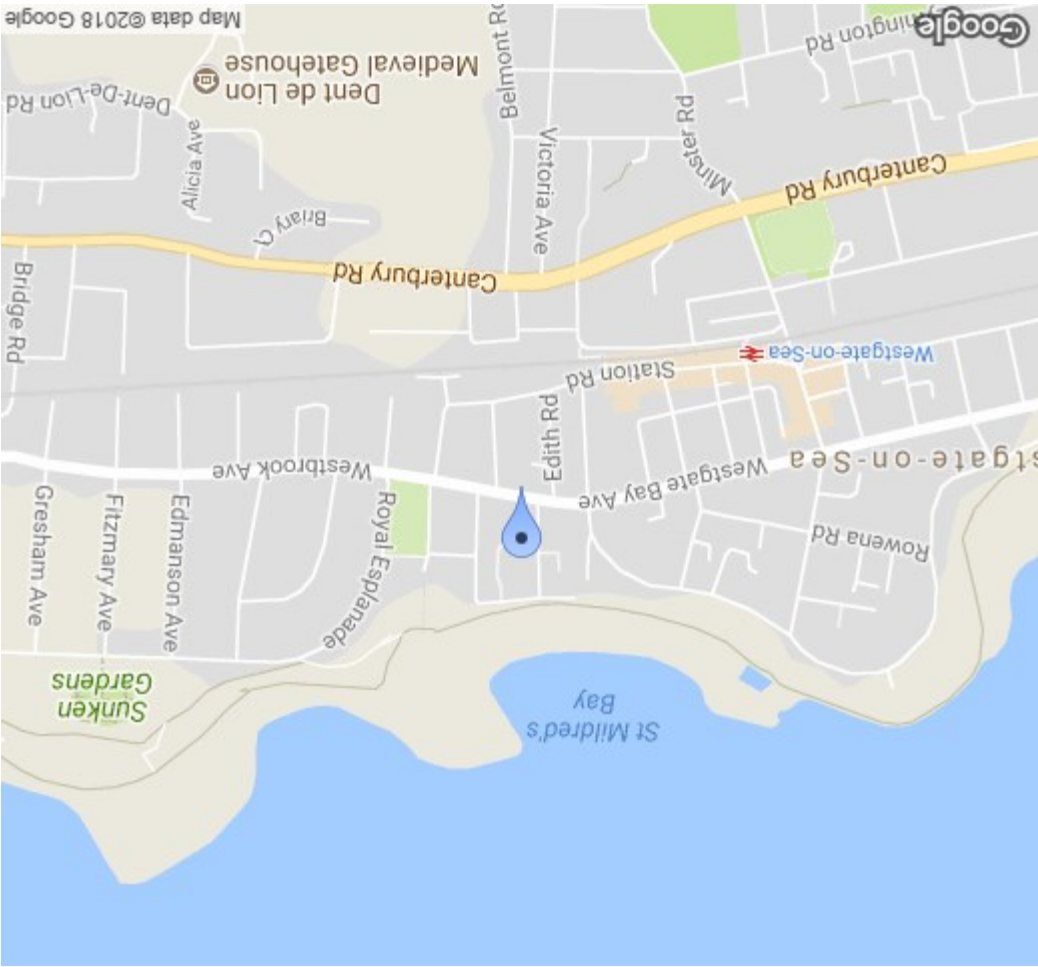
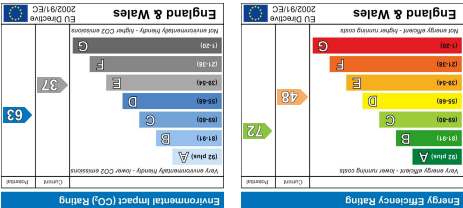


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



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31 WESTGATE BAY AVENUE WESTGATE-ON-SEA



31 WESTGATE BAY AVENUE  
WESTGATE-ON-SEA

£399,950



- Substantial Family Home
- Central Westgate
- Period Features
- Four Storeys
- Sunny Rear Garden
- 6 Beds, 2 Bathrooms, 3 Receptions

## 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

SUBSTANTIAL PERIOD HOME IN THE HEART OF WESTGATE!

Miles and Barr are delighted to be offering this rarely available period property to the market. Located within easy reach of the shops, schools and beaches this character home is must view for any serious purchaser in search of a large versatile dwelling. Boasting a wealth of original features and an enclosed sunny rear garden, the accommodation is arranged over four floors. The ground floor is comprised of a lounge with bay window to the front, a dining room, and a kitchen breakfast room with access into the garden. The first floor has a split level landing with access to three large double bedrooms, a WC and a shower room (in need of modernization). The second floor further boasts three double bedrooms and a family bathroom. The picture is complete with the lower ground floor boasting its own separate entrance (as well as internal access via the ground floor hallway) it is currently arranged as two large rooms and two smaller rooms and is an unfinished project that in our opinion could have a multitude of uses (for example: working from home, annex for relative, self contained unit with tenant). To avoid disappointment call Miles and Barr on 01843 836655 to arrange an immediate viewing of this unique character home.

## DESCRIPTION

Entrance

Lounge 16'07 x 14'02 (5.05m x 4.32m)

Dining Room 13'03 x 13'11 (4.04m x 4.24m)

Breakfast Room 13'04 x 9'06 (4.06m x 2.90m)

Kitchen 10'10 x 10'07 (3.30m x 3.23m)

First Floor

Bedroom One 13'04 x 17'01 (4.06m x 5.21m)

Shower Room 9'01 x 5'11 (2.77m x 1.80m)

Bathroom 19'05 x 4'11 (5.92m x 1.50m)

Bedroom Two 19'05 x 4'11 (5.92m x 1.50m)

Bedroom Three 13'11 x 11'03 (4.24m x 3.43m)

Bedroom Four 8'04 x 13'08 (2.54m x 4.17m)

Basement

Room One 16'04 x 14'01 (4.98m x 4.29m)

Room Two 13'04 x 12'09 (4.06m x 3.89m)

Room Three 6'06 x 6'02 (1.98m x 1.88m)

