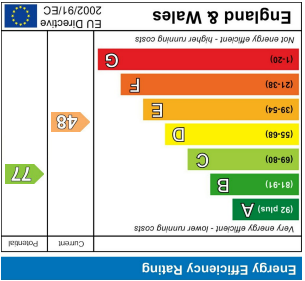
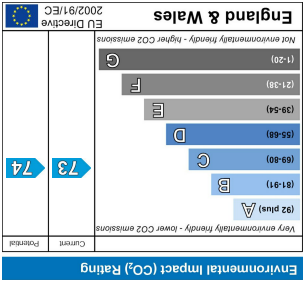


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



18 RYDERS AVENUE
WESTGATE-ON-SEA

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miles & barr
YOUR PROPERTY AGENT



18 RYDERS AVENUE
WESTGATE-ON-SEA

£390,000

- Sought After Location
- Close to Beach
- Close to Golf Course
- Four Bedrooms
- No Forward Chain
- Lounge & Dining Room
- Front & Rear Gardens

ABOUT

PERIOD HOME IN A SOUGHT AFTER SEASIDE LOCATION WITH NO FORWARD CHAIN!

Miles and Barr are delighted to be offering this rarely available period home to the market in one of Westgate's most desirable locations. Located with easy reach of the village shops and amenities and just a short walk from the beach and golf course this home is a 'must see' for any serious purchaser. The accommodation is arranged over two floors and the ground floor is comprised of an entrance hall with access to a spacious lounge with patio doors into the garden, a separate dining room, a WC and a fitted kitchen. The first floor completes the picture with four well proportioned bedrooms and a family bathroom. In our opinion this home is full of charm and character and offers far more than meets the eye. Further benefits include enclosed gardens to the front and rear, sealed unit double glazing, gas fired central heating and NO FORWARD CHAIN! Call Miles and Barr on 01843 836655 to arrange an immediate viewing.

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.

DESCRIPTION

- Entrance
- Porch 5'11 x 2'08 (1.80m x 0.81m)
- Hallway
- Lounge 20'03 x 14'03 to 11'03 (6.17m x 4.34m to 3.43m)
- Dining Room 11'09 x 10'08 (3.58m x 3.25m)
- Kitchen 12'03 x 9'0 (3.73m x 2.74m)
- WC
- First Floor
- Bedroom Two 11'08 x 10'07 (3.56m x 3.05m;2.13m)
- Bedroom Four 9'0 x9'02 (2.74m x2.79m)
- Bedroom One 15'01 x 9'07 (4.60m x 2.92m)
- Bathroom 8'10 x 6'01 (2.69m x 1.85m)
- Bedroom Three 11'05 x 10'02 (3.48m x 3.10m)
- External
- Rear Garden

