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Illustration for identification purposes only, measurements are approximate, not to scale. Floorplansketch.com © 2016 (10238186)



England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Energy Efficiency Rating		
Current Potential		
77		
52		
G		
F		
E		
D		
C		
B		
A		
(93 plus)		
(81-91)		
(69-80)		
(55-68)		
(21-54)		
(1-20)		



WESTCLIFF ROAD MARGATE



WESTCLIFF ROAD
MARGATE

GUIDE PRICE £625,000

- Mid Terrace House
- Character Property
- Sought After Location
- Versatile Living Accomodation
- Garage
- Off Street Parking
- No Onward Chain
- Wonderful Sized Rear Garden
- Council Tax Band - C

LOCATION

Ideally situated between Westgate-on-sea and the ever-regenerating Margate, Westbrook appears to have something for everyone. A stone's throw from Margate train station and the high speed St Pancras link, regular bus routes to Canterbury and a walk away from the vibrant Margate "Old Town", Westbrook is a great place to base yourself. If you enjoy beach life without the hustle and bustle of our welcomed day trippers, then why not try Westbrook Bay with its golden sandy blue flag award beach and café serving everything from fish and chips to a Sunday roast! Those who enjoy more energetic pastimes can enjoy the seafront mini-golf course, miles of open clifftop green spaces and of course a variety of water-based activities. Westbrook is popular with London commuters, families wanting to be in the catchment area for local schools and couples looking to retire by the sea.

ABOUT

Situated within a short walk to the sea, this wonderful family home is all you desire from a seaside home. The property offers versatile living accommodation set over three floors. It offers ample space with the downstairs comprising of two large reception rooms lending themselves to a family lounge and dining room respectively. To the rear you will find a large kitchen with a utility room behind as well as a downstairs W/C and shower. On the first floor the property boasts five bedrooms and a family bathroom. On the second floor you will find a further three bedrooms and an additional bathroom. As mentioned, the space the property has to offer is ideal for flexible accommodation especially for anyone who requires home office space without having to lose bedrooms. Externally to the rear the property offers a wonderful size garden that is laid to lawn.

Properties in this location are rarely available so do not miss your opportunity to view, call Miles & Barr Exclusive to arrange your accompanied viewing.

Please Note: The photos shown were taken before the tenants were in situ.

DESCRIPTION

Entrance
Entrance Hall
Reception 14'1 x 14' (4.29m x 4.27m)
Reception 12'1 x 12'3 (3.68m x 3.73m)
Reception 12'7 x 10'8 (3.84m x 3.25m)
Back Room 11' x 11'5 (3.35m x 3.48m)
Kitchen 10'11 x 12'4 (3.33m x 3.76m)
Utility Room 5'1 x 6'11 (1.55m x 2.11m)
Downstairs WC/Shower Room 5'11 x 8'3 (1.80m x 2.51m)
First Floor
Landing
Bedroom 15'9 x 10'11 (4.80m x 3.33m)
Bedroom 7'11 x 8'11 (2.41m x 2.72m)
Bedroom 12'4 x 12'2 (3.76m x 3.71m)
Bedroom 7'10 x 9'1 (2.39m x 2.77m)
Bedroom 7'05 x 9'10 (2.26m x 3.00m)
Bathroom
Second Floor
Bedroom 12'5 x 10'11 (3.78m x 3.33m)
Bedroom 11'05 x 7'08 (3.48m x 2.34m)
Bedroom 10'10 x 14'02 (3.30m x 4.32m)
Bathroom 7'6 x 5' (2.29m x 1.52m)
Exterior
Front Garden
Rear Garden

