



Minster Road, Westgate-On-Sea

MILES & BARR  
EXCLUSIVE



# 138a Minster Road Westgate-On-Sea Kent CT8 8DQ



## Description

### Ground Floor

- Porch
- Hallway
- Family Room/Bedroom 12'0 x 7'11 (3.66m x 2.41m)
- Kitchen 13'1 x 9'7 (3.99m x 2.92m)
- Utility/Boiler Room
- Bathroom
- Lounge/Diner 25'1 x 15'7 (7.65m x 4.75m)
- Sun Room 12'9 x 9'6 (3.89m x 2.90m)

- Bedroom 11'9 x 9'7 (3.58m x 2.92m)
- Bedroom 10'1 x 9'2 (3.07m x 2.79m)
- Shower Room

### External

- Front/Driveway
- Office 12'1 x 8'10 (3.68m x 2.69m)
- Shed 8'10 x 8'4 (2.69m x 2.54m)
- Gym 9'8 x 8'10 (2.95m x 2.69m)
- Rear Garden

### First Floor

- Landing
- Bedroom 16'1 x 9'9 (4.90m x 2.97m)

## Property

Found in a popular Westgate location is this stunning four bedroom detached home. The property has been maintained in excellent condition throughout and has been lovingly cared for and improved by the present owner. This attractive home is found behind wrought iron gates and has a large driveway providing off street parking for numerous cars. Internally this immaculate home provides well-proportioned living accommodation and briefly comprises to the ground floor a entrance porch, hallway, large L shaped lounge/diner, kitchen with comprehensive range of units and integrated oven, hob and dishwasher. There is also a useful utility room. In addition, there is a conservatory overlooking the rear garden, bedroom four and a lovely shower/wetroom.

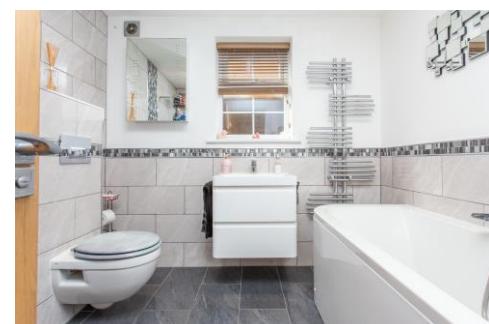
To the first floor there are three bedrooms and a family shower/wetroom.

Externally, the easy to maintain rear garden has a slate style patio area ideal for entertaining, a hot tub and an artificial lawn area. At the bottom of the garden is a large outbuilding currently used as an office with additional room currently used as a gym. There is also an attached workshop.



## Location

Found in a popular Westgate location within easy access to the village with its variety of shops, popular cinema and railway station as well as the seafront and cliff top walks .The popular Thanet towns of Birchington, Margate, Broadstairs and Ramsgate are also easily accessible each having their own unique character and all offering a wide variety of shopping, dining, leisure and recreational facilities including golf clubs, sailing and watersport clubs as well as numerous other sports clubs and of course the Turner contemporary Art gallery in Margate. The area also has a number of highly regarded schools in both the public and private sectors including grammar schools.



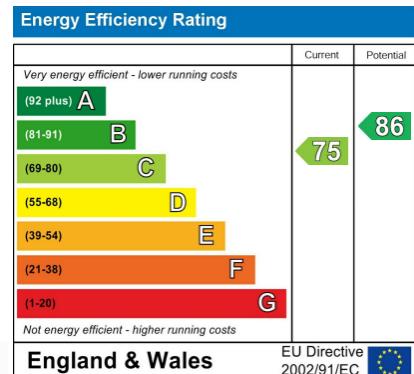
GROUND FLOOR  
1189 sq.ft. approx.



1ST FLOOR  
533 sq.ft. approx.



TOTAL FLOOR AREA: 1721 sq.ft. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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