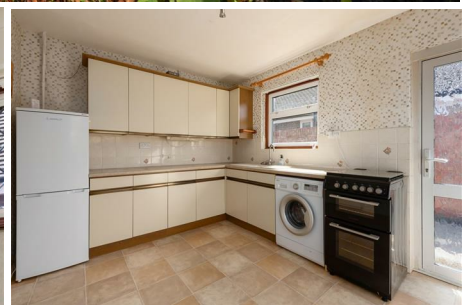


CHRISTOPHER HODGSON



Westbrook, Margate
£289,950 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Westbrook, Margate

248 Canterbury Road, Westbrook, Margate, Kent, CT9 5JB

A spacious semi-detached bungalow in a convenient location within walking distance of Westbrook Bay Beach (0.8 miles) and conveniently situated between Westgate-on-Sea (0.8 miles) and Margate (1.5 miles).

The property would now requires a programme of updating and improvement throughout. The accommodation is currently arranged to provide an

entrance porch, entrance hall, sitting room, kitchen/dining room, two double bedrooms, a shower room and a separate cloakroom.

Outside, the rear garden extends to 38ft (11m) and a driveway to the front of the property provides off street parking and access to a detached garage. No onward chain.



LOCATION

Westbrook is a charming Victorian seaside resort on the North Kent coast, conveniently situated between Westgate-on-Sea (0.8 miles) Margate (1.5 miles) and benefits from a number of shops and amenities as well as the sands of Westbrook Bay Beach.

Westgate-on-Sea provides a range of shops, cafés and restaurants, amenities, cinema, 18 hole golf course and two popular sandy beaches. Within the local area there is a wide range of schooling for all ages and Westwood Cross shopping centre is 3.1 miles distant. Westgate-on-Sea station (0.5 miles) provides fast and frequent services to London Victoria (113 mins), London St Pancras (94 mins) and London Bridge (97 mins). High-speed links are also available from Margate station (1.5 miles) with a journey time to London St Pancras of 86 mins.

Margate is a bustling and vibrant town and has been the subject of regeneration in recent years. Attractions include the Turner Contemporary art centre, Winter Gardens theatre, Dreamland Pleasure Park with concert hall, and Old Town with its piazza, restaurants, cafés and re-invigorated harbour arm. The A299 is accessible providing a dual carriageway link to the M2/A2 giving access to the channel ports and connecting motorway network.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

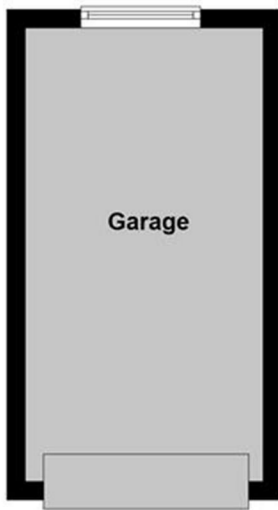
GROUND FLOOR

- Entrance Porch
- Entrance Hall
- Sitting Room 15'11" x 12'3" (4.86m x 3.74m)
- Kitchen/Dining Room 12'2" x 9'5" (3.71m x 2.87m)
- Bedroom 1 12'3" x 10'11" (3.73m x 3.33m)
- Bedroom 2 12'2" x 10'11" (3.71m x 3.33m)
- Shower Room

OUTSIDE

- Garage 16'2" x 8'6" (4.95m x 2.60m)
- Garden 38" x 31'7" (11.58m x 9.63m)
- Cloakroom





Approx. 71.7 sq. metres (771.9 sq. feet)



Total area: approx. 71.7 sq. metres (771.9 sq. feet)

Council Tax Band C. The amount payable under tax band C for the year 2024/2025 is £1,983.39.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A			84
B			
C			
D		65	
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales EU Directive
2002/91/EC

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