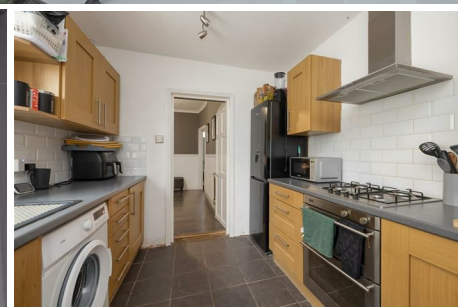


CHRISTOPHER HODGSON



Westgate-On-Sea
£265,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Westgate-On-Sea

115 Belmont Road, Westgate-On-Sea, Kent, CT8 8AZ

A well presented terraced house enjoying a peaceful position on a private no-through road in a convenient location within close proximity of shops, restaurants, and amenities in Westgate-on-Sea, sandy beaches at Westgate Bay, and highly regarded local schools. Westgate-on-Sea train station (0.4 miles) is easily accessible.

The bright and spacious accommodation is arranged to provide an entrance hall, a sitting room with bay window, a dining room with a pair of casement doors leading to the

garden, a contemporary kitchen, a well appointed bathroom, and three bedrooms.

Outside, the garden extends to 38ft (11m) and enjoys views across the adjoining countryside. No onward chain.



LOCATION

Westgate-on-Sea is a charming seaside town in North-East Kent situated on the Isle of Thanet, which was a separate island until the channel silted up in the 18th century. The town is located between Margate (1.7 miles) and Birchington-on-Sea (1.6 miles) and 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 (3.6 miles). 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 and Old Town with its piazza, restaurants, cafés and re-invigorated harbour arm. Westgate-on-Sea station 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. 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 Hall
- Sitting Room 11'0" x 10'6" (3.36m x 3.20m)
- Dining Room 11'1" x 10'7" (3.38m x 3.23m)
- Kitchen 9'8" x 8'6" (2.95m x 2.58m)
- Bathroom

FIRST FLOOR

- Bedroom 1 14'2" x 11'0" (4.32m x 3.35m)
- Bedroom 2 11'9" x 8'8" (3.58m x 2.65m)
- Bedroom 3 8'6" x 6'8" (2.59m x 2.03m)

OUTSIDE

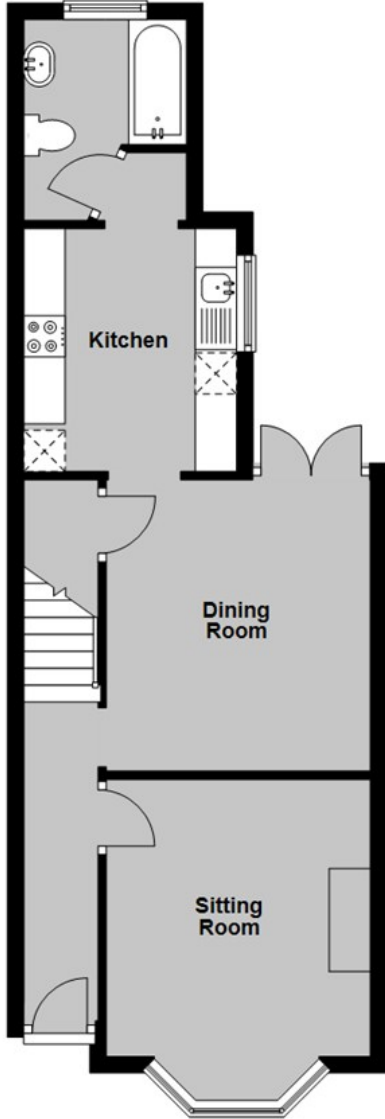
- Garden 38' x 15' (11.58m x 4.57m)





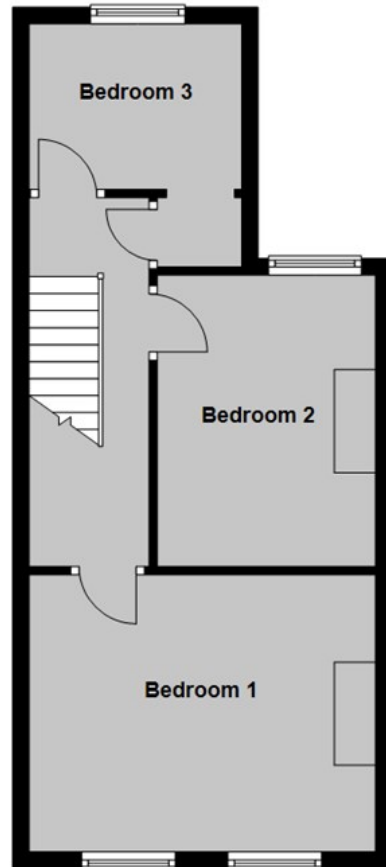
Ground Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Total area: approx. 79.9 sq. metres (860.1 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2025/2026 is £1,922.09.

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| Energy Efficiency Rating | | Current | Target |
|--|---|---------|--------|
| 100 Energy efficient Green rating scale | A | | |
| 95-100 Energy efficient Green rating scale | B | | |
| 80-95 Energy efficient Amber rating scale | C | 68 | 78 |
| 65-80 Energy efficient Amber rating scale | D | | |
| 50-65 Energy efficient Orange rating scale | E | | |
| 35-50 Energy efficient Red rating scale | F | | |
| 20-35 Energy efficient Red rating scale | G | | |

England & Wales
EPC Directive
2002/91/EC

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