



**Moonrakers, Elm Grove, Westgate-On-Sea.**  
**Offers Over £550,000**





Nestled in the heart of Westgate-On-Sea, this delightful detached chalet bungalow offers the perfect combination of space, comfort, and privacy. This charming home features three generously sized bedrooms, thoughtfully designed to cater for family living. The inviting reception room exudes warmth, providing the ideal space to relax or entertain loved ones.

The recently refurbished brick-built conservatory is a bright and versatile space that overlooks the tranquil, private garden. The south-facing garden, not overlooked, is a peaceful retreat, enclosed with a half-walled patio – perfect for soaking up the sun, enjoying al fresco dining, or simply unwinding in privacy. Its manageable size makes it easy to maintain, leaving you more time to enjoy it.

This home offers excellent family living with three beautifully appointed bathrooms – a full en-suite bathroom, a recently upgraded en-suite toilet and shower room, and a full family bathroom on the ground floor, offering convenience and comfort for all family members.

For those needing additional storage or a workshop, the garage provides ample space. The property also offers off-street parking for multiple vehicles, ensuring convenience for family members and guests alike.

Location is key, and this home excels in that regard. Just a short walk from Westgate's charming town centre, you'll find a mix of shops, cafes, and local amenities, all set under the iconic Victorian canopy – a feature that adds historical charm to the area. The nostalgic Carlton Cinema is nearby, further enhancing the town's unique character. Sandy beaches offer the perfect setting for leisurely strolls, while golf lovers will enjoy the proximity to Westgate & Birchington Golf Club. For commuters, the train station provides easy access to London.

With all these conveniences on your doorstep, it's understandable why Westgate-On-Sea is such a highly sought after area!

Call TMS today to arrange your personal viewing!  
We're available 7 days a week







**Lounge**  
22'11" x 16'0" (7.00 x 4.89)

**Dining Room**  
13'8" x 10'5" (4.19 x 3.18)

**Kitchen**  
13'8" x 10'0" (4.18 x 3.06)

**Utility Room**  
8'0" x 5'6" (2.46 x 1.69)

**Bedroom Two**  
16'11" x 15'0" (5.17 x 4.59)

**Ensuite**  
8'4" x 4'9" (2.55 x 1.46)

**Bedroom Three**  
11'8" x 8'0" (3.57 x 2.46)

**Bathroom**  
8'4" x 5'10" (2.55 x 1.80)

**Conservatory**  
21'7" x 9'2" (6.58 x 2.80)



## FIRST FLOOR

**Main Bedroom**  
15'5" x 10'5" (4.72 x 3.18)

**Ensuite**  
10'7" x 6'9" (3.23 x 2.06)

## EXTERNAL

**Double Garage**  
17'6" x 17'4" (5.34 x 5.30)

## Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by TMS Estate Agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £50 plus. VAT or £60 inc. VAT per purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





GROUND FLOOR  
1741 sq.ft. (161.8 sq.m.) approx.

1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.

DOUBLE GARAGE  
17'6" x 17'5"  
5.34m x 5.30m

CONSERVATORY  
21'7" x 9'2"  
6.58m x 2.80m

KITCHEN  
13'8" x 10'1"  
4.18m x 3.06m

DINING HALL  
13'9" x 10'5"  
4.19m x 3.18m

LOUNGE  
23'0" x 16'1"  
7.00m x 4.89m

RECEPTION HALL

BEDROOM TWO  
17'0" x 15'1"  
5.17m x 4.59m

BEDROOM THREE  
11'9" x 9'1"  
3.57m x 2.46m

UTILITY ROOM  
8'1" x 5'6"  
2.46m x 1.69m

KITCHEN CUPBOARD

STORAGE

TORAR

PORCH

BATHROOM  
8'4" x 5'11"  
2.55m x 1.80m

ENSUITE  
8'4" x 4'9"  
2.53m x 1.46m

MASTER BEDROOM  
15'6" x 10'5"  
4.72m x 3.18m

ANDING

HALLWAY/TORAR

ENSUITE  
10'7" x 8'9"  
3.28m x 2.68m

DOWN

TOTAL FLOOR AREA: 2050 sq.ft. (190.4 sq.m.) 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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Please contact our TMS ESTATE AGENTS Office on 01843 866055  
if you wish to arrange a viewing appointment for this property or require further information.

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A map of Westgate-on-Sea, Kent, showing the location of the Westgate-on-Sea Skatepark. The map includes Westgate Bay to the north, Canterbury Rd running east-west, and various local roads like Ryder's Ave, Donneva Rd, and Station Rd. Landmarks such as Ursuline College and the Invicta Artistic Roller Skating Club are also marked.

Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		83	63
<p>Not energy efficient - higher running costs</p>			
<p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p>	

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		83	63
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p>		<p>EU Directive 2002/91/EC</p>	