



18 Hockeredge Gardens  
Westgate-On-Sea, CT8 8AN

**Offers In The Region Of £375,000**



## 18 Hockeredge Gardens

, Westgate-On-Sea, CT8 8AN

Tucked away in a peaceful cul-de-sac, this attractive three-bedroom semi-detached home perfectly combines comfort, convenience, and coastal charm.

Located in the ever-popular seaside town of Westgate-on-Sea, it's just moments from local schools, shops, transport links, and of course, those stunning sandy beaches that make the area so desirable.

Step inside to a bright, welcoming lounge at the front – ideal for cosy evenings – leading through to a generous dining room and a conservatory that overlooks the rear garden. The layout flows beautifully, offering a great balance between relaxing and entertaining space, with French doors allowing light to pour through the home. Practicality hasn't been forgotten either, with a convenient downstairs toilet and useful understairs storage.

The modern kitchen comes fully equipped with integrated white goods, including a fridge, dishwasher, washing machine, and tumble dryer – all of which will remain with the property, adding real move-in convenience.

Upstairs are three well-proportioned bedrooms and a stylish family bathroom, providing plenty of space for families or downsizers alike.

Outside, you'll find a private rear garden mainly laid to lawn, framed with decking and featuring a fantastic summer house/outbuilding – currently set up for BBQs and outdoor entertaining but easily adaptable to suit your needs. The front offers a driveway for convenient off-street parking.

Westgate is a charming coastal town with a welcoming community, boasting excellent amenities, schools, and cafés. The railway station provides direct links to London, while nearby Margate and Canterbury offer a wide choice of shopping, dining, and culture.

Call TMS Estate Agents today to arrange your viewing with a member of our award-winning team and see all this lovely home has to offer!





Porch

Hallway

Lounge  
13'6" x 12'8" (4.12m x 3.87m)

Dining room  
11'10" x 10'11" (3.63m x 3.34m)

Conservatory  
9'10" x 7'4" (3m x 2.24m)

Kitchen  
17'0" x 7'9" (5.20m x 2.38m)

Landing

Bathroom  
7'8" x 7'4" (2.34m x 2.24m)

Bedroom One  
11'11" x 11'5" (3.65m x 3.48m)

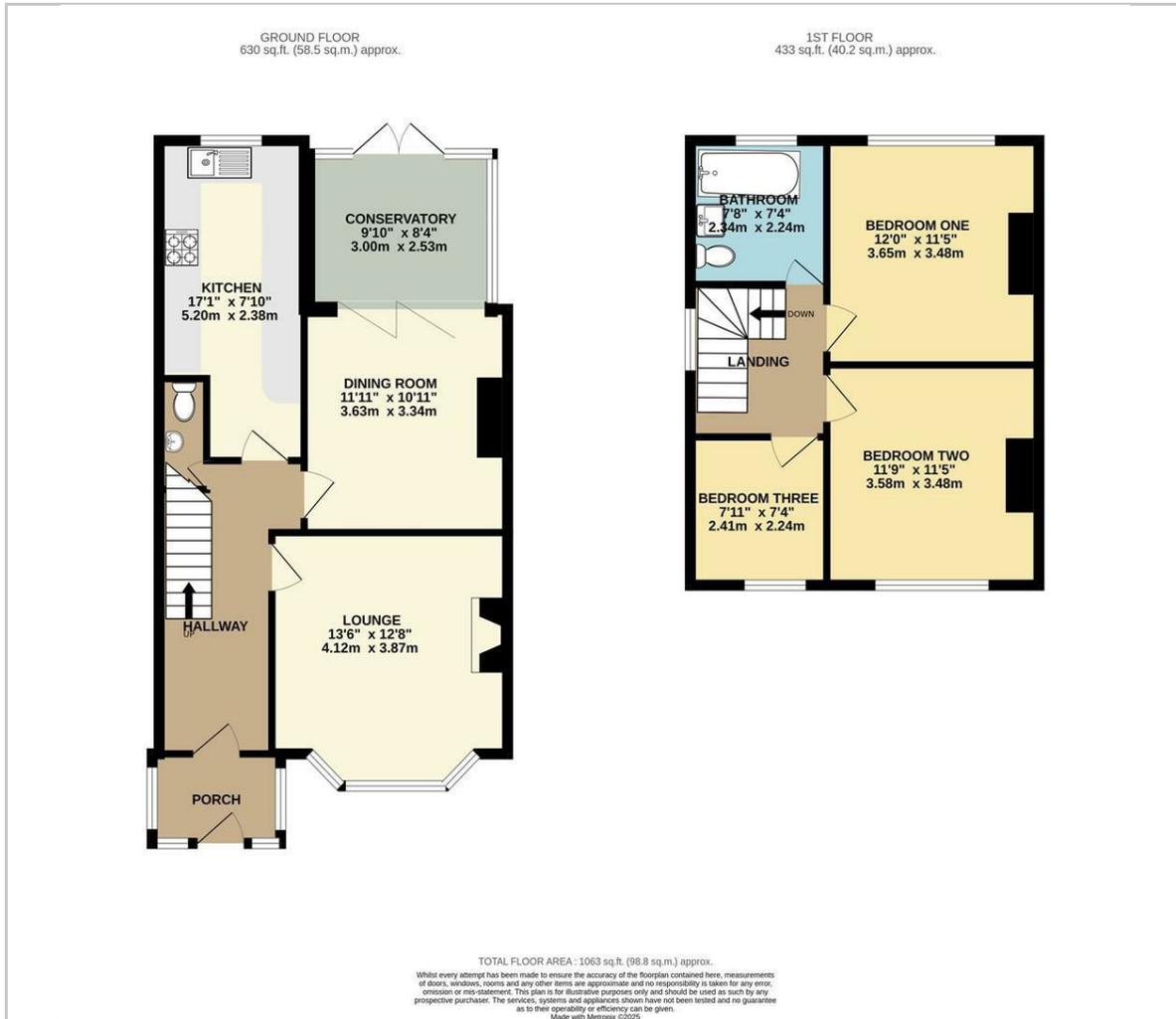
Bedroom Two  
11'8" x 11'5" (3.58m x 3.48m)

Bedroom Three  
7'10" x 7'4" (2.41m x 2.24)

Identification checks

- 3 BED SEMI DETACHED
- OFF STREET PARKING FOR 2/3 CARS
- PLENTY OF RECEPTION SPACE
- CONSERVATORY
- LARGE WORKSHOP IN GARDEN
- SOUTH FACING GARDEN
- CLOSE TO WESTGATE-ON-SEA TRAIN STATION
- COUNCIL TAX BAND C

## Floor Plan



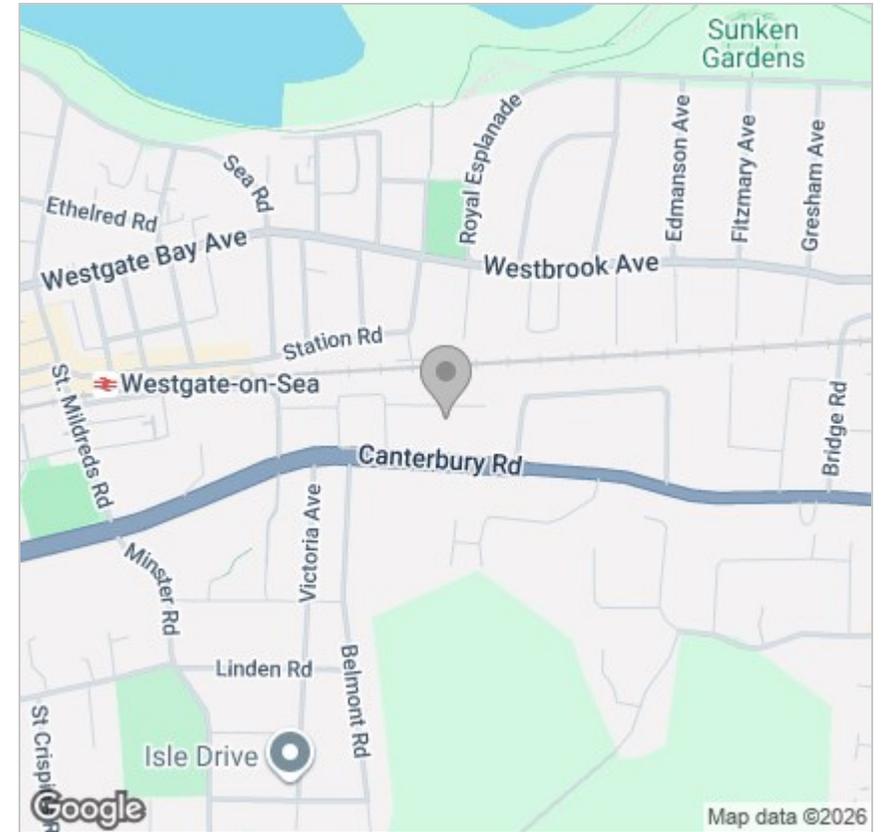
## Viewing

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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## Area Map



## Energy Efficiency Graph

