



Westbury Road, Westgate-on-Sea

£385,000

3 bedroom terraced house for sale | Freehold

Conveniently positioned just a short stroll from the beach and Westgate station, this residence is ideal for London commuters.

Spanning four floors, it offers a cellar space currently utilized as a utility area, perfect for storage, hobbies, or a home office. The ground floor features a downstairs W.C, a cozy lounge, and a kitchen/dining area that opens onto a low-maintenance rear courtyard garden.

Upstairs, the first floor boasts a double bedroom, a family bathroom, and a handy study area which could be used as an office space. On the second floor, two additional bedrooms and an en-suite await. This charming abode is also close to local shops, amenities, schools, and bus routes, enhancing its appeal further.

Gas Central Heating, Mains Electric, Mains Water and Drainage.
On Street Parking

Council Tax Band: C (Thanet District Council)
Tenure: Freehold

Ground Floor

Hall

Lounge

w: 3.5m x l: 3.9m (w: 11' 6" x l: 12' 10")

Kitchen/diner

w: 3.1m x l: 5.1m (w: 10' 2" x l: 16' 9")

WC

Cellar

FIRST FLOOR:

Landing

Bedroom 1

w: 5m x l: 3.6m (w: 16' 5" x l: 11' 10")

Bathroom

w: 2.9m x l: 2.6m (w: 9' 6" x l: 8' 6")

Study

SECOND FLOOR:

Bedroom 2

w: 5.1m x l: 3.6m (w: 16' 9" x l: 11' 10")

Bedroom 3

w: 2.6m x l: 3m (w: 8' 6" x l: 9' 10")

En-suite

w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

Outside

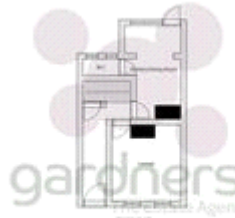
Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



**These floorplans are for illustration purposes only and are not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.