



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Linksfield Road,  
Westgate-On-Sea, Kent,  
CT8**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Being sold with no onward chain
- Ideal family home with plenty of space
- Off road parking for multiple cars and handy garage
- Low maintenance rear garden, with separate patio area for alfresco dining in the summer months
- Situated in a very popular location

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Cloakroom  
 Kitchen : 9'0 x 8'5 (2.75m x 2.57m)  
 Lounge/Dining Area: 24'0 x 8'8 (7.32m x 2.64m)

### FIRST FLOOR

Landing  
 Bedroom 1: 13'1 x 10'4 (3.99m x 3.15m)  
 Bedroom 2 : 9'11 x 9'11 (3.02m x 3.02m)  
 Bedroom 3 : 9'0 x 7'6 (2.75m x 2.29m)  
 Bathroom

### OUTBUILDING

Garage

### OUTSIDE

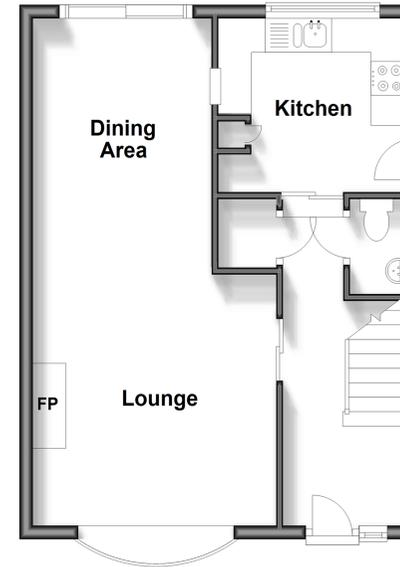
Garden to Front & Rear  
 Off Road Parking

**Call Birchington - 01843 842551 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

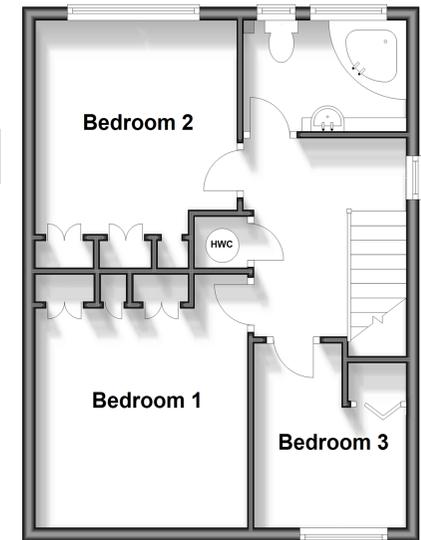
### Ground Floor

Approx. 42.0 sq. metres (452.4 sq. feet)



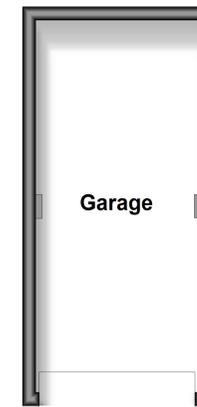
### First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



### Outbuilding

Approx. 13.6 sq. metres (146.0 sq. feet)



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