



**Price**  
**£450,000**

**Freehold**

7x  1x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- An extremely impressive family home
- Period features with contemporary style
- Offers versatile living
- Perfect for a growing family
- Situated in a brilliant location, close to local amenities, bus routes and the sea

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Lounge: 11'10 x 10'10 (3.61m x 3.30m)  
 Kitchen/Diner: 17'7 x 11'11 (5.36m x 3.63m)

### FIRST FLOOR

Landing  
 Bedroom 5: 8'6 x 7'8 (2.59m x 2.34m)  
 Bedroom 2: 12'4 x 9'8 (3.76m x 2.95m)  
 Bedroom 1: 12'3 x 10'11 (3.74m x 3.33m)  
 Bathroom: 6'5 x 6'0 (1.96m x 1.83m)

### SECOND FLOOR

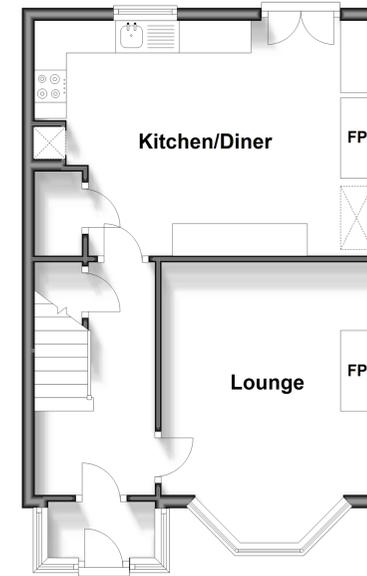
Landing  
 Bedroom 6: 7'7 x 7'7 (2.31m x 2.31m)  
 Bedroom 4: 12'3 x 9'10 (3.74m x 3.00m)  
 Bedroom 3: 12'5 x 9'8 (3.79m x 2.95m)  
 Bedroom 7: 8'5 x 7'6 (2.57m x 2.29m)

### OUTSIDE

Garden to Rear

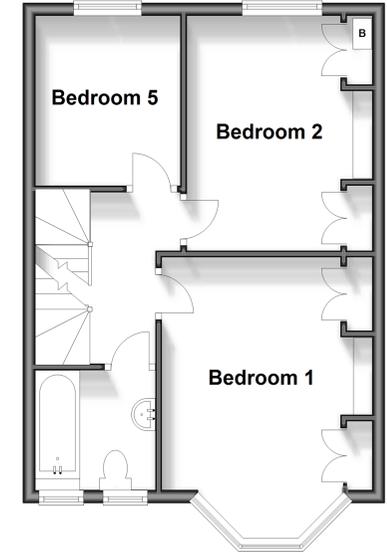
### Ground Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



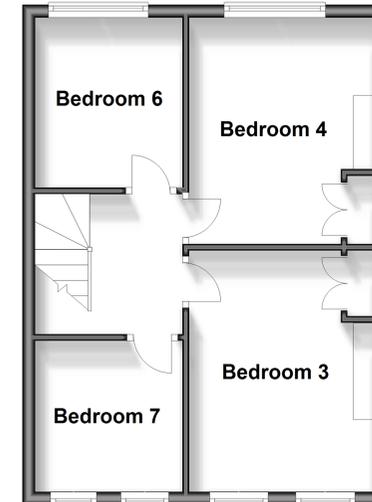
### First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



### Second Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Call Birchington - 01843 842551 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



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