



**Price**  
**£380,000**

**Freehold**

2x  1x  1x 

**St. Crispins Road,  
Westgate-On-Sea, Kent,  
CT8**

*Wards*  
Helping you move forwards



## Main features

- Lovely property situated on a corner plot
- Garage and off road parking
- Sunny aspect rear garden
- Offered for sale chain free
- Close proximity to Westgate Village and its amenities

## Accommodation

### GROUND FLOOR

Entrance Hall

Kitchen: 9'6 x 9'1 (2.90m x 2.77m)

Lounge: 12'0 x 11'5 (3.66m x 3.48m)

Dining Area: 11'0 x 10'0 (3.36m x 3.05m)

Utility Room: 14'0 x 4'11 (4.27m x 1.50m)

Wet Room: 8'4 x 7'4 (2.54m x 2.24m)

Bedroom 1: 14'11 x 12'3 (4.55m x 3.74m)

Bedroom 2: 12'2 x 12'0 (3.71m x 3.66m)

### OUTSIDE

Garage: 18'0 x 8'11 (5.49m x 2.72m)

Off Road Parking

Front Garden

Rear Garden

### Ground Floor

Approx. 108.2 sq. metres (1165.1 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



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