



Guide Price
£645,000

Freehold

4x  2x  1x 

**Westgate Bay Avenue,
Westgate-On-Sea, Kent,
CT8**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Beautiful family home
- Large spacious rooms throughout
- Sea views from the bedrooms and garden
- Stunning swimming pool in the garden with pool house, perfect for all year round
- Amazing location just a short stroll to the beach

Accommodation

GROUND FLOOR

Porch
Entrance Hallway
Cloakroom
Lounge : 22'9 x 11'10 (6.94m x 3.61m)
Dining Area : 12'0 x 8'0 (3.66m x 2.44m)
Kitchen : 11'6 x 11'1 (3.51m x 3.38m)
Utility : 7'8 x 5'3 (2.34m x 1.60m)

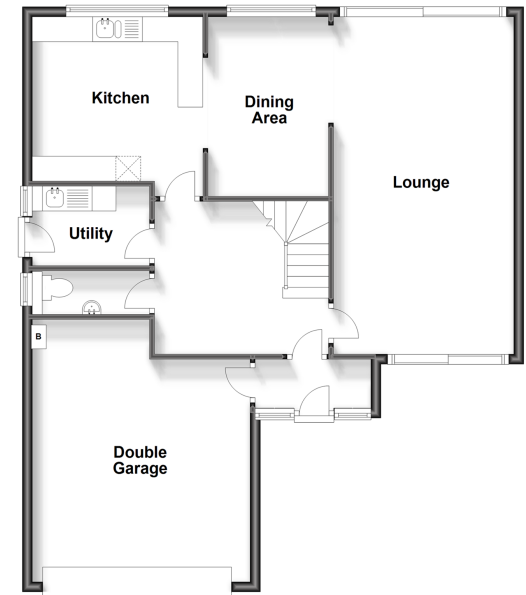
FIRST FLOOR

Landing
Bedroom 1 : 13'9 x 12'0 (4.19m x 3.66m)
Balcony
En-Suite Shower Room
Bedroom 2 : 13'5 x 9'8 (4.09m x 2.95m)
Bathroom
Bedroom 3 : 12'10 x 11'4 (3.91m x 3.46m)
Bedroom 4 Used as a Study: 12'0 x 8'0 (3.66m x 2.44m)

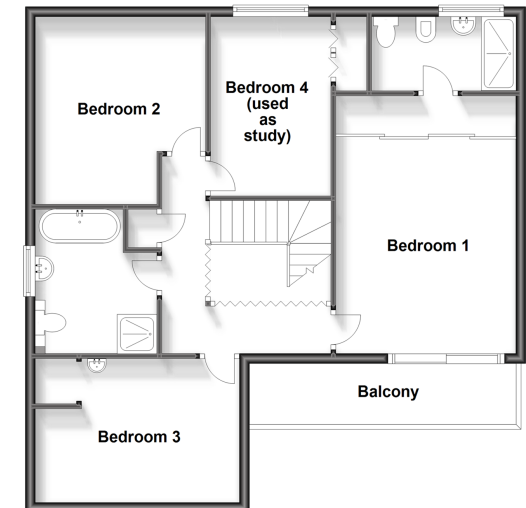
OUTSIDE

Double Garage
Off Road Parking
Garden to Front and Rear

Ground Floor
Approx. 88.4 sq. metres (951.4 sq. feet)



First Floor
Approx. 72.2 sq. metres (777.2 sq. feet)



Call Birchington - 01843 842551 ■ 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.



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