



Price
£625,000

Freehold

6x  3x  2x 

**Westonville Avenue,
Westbrook, Kent, CT9**

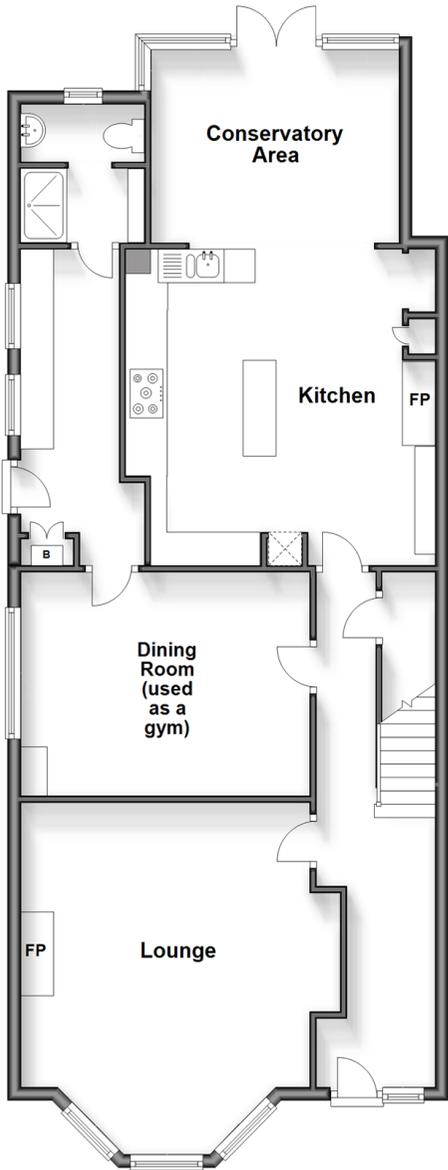
OVER 60?

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

Wards
Helping you move forwards

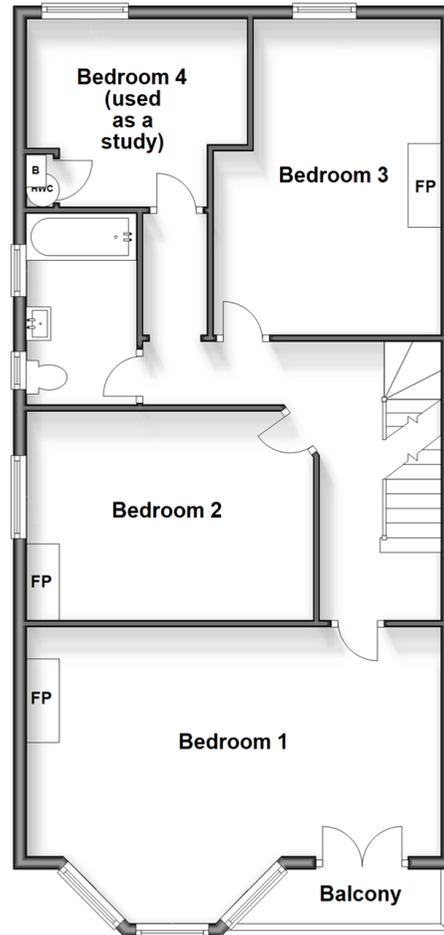
Split Level Ground Floor

Approx. 96.6 sq. metres (1039.7 sq. feet)



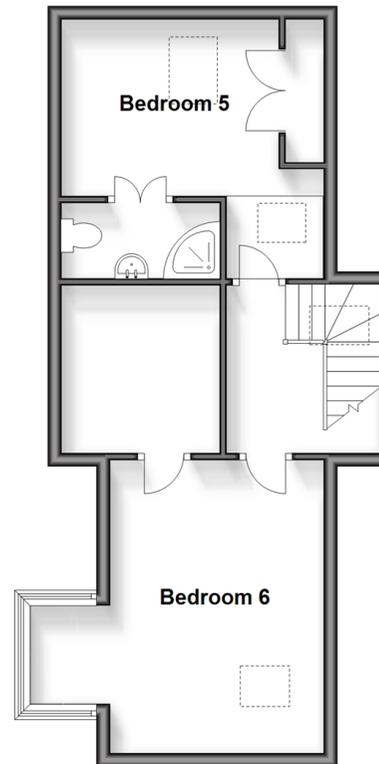
First Floor

Approx. 81.1 sq. metres (872.8 sq. feet)



Split Level Second Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hallway

Lounge : 18'9 x 17'9 (5.72m x 5.41m)

Dining Room(Used as a Gym) : 14'11 x 0'0
(4.55m x 0.00m)

Utility Room : 13'8 x 5'2 (4.17m x 1.58m)

Shower Room

Kitchen : 17'0 x 13'2 (5.19m x 4.02m)

Conservatory Area: 8'9 x 6'5 (2.67m x 1.96m)

FIRST FLOOR

Landing

Bedroom 1 : 20'11 x 14'11 (6.38m x 4.55m)

Balcony

Bedroom 2 : 15'6 x 11'0 (4.73m x 3.36m)

Bedroom 3: 14'10 x 10'4 (4.52m x 3.15m)

Bathroom

Bedroom 4(Used as a Study): 11'7 x 9'4
(3.53m x 2.85m)

SPLIT LEVEL SECOND FLOOR

Landing

Bedroom 5: 15'5 x 11'0 (4.70m x 3.36m)

En-Suite Shower Room

Bedroom 6: 14'8 x 14'5 (4.47m x 4.40m)

OUTSIDE

Garden to Front and Rear



Main features

- Perfect family home with an abundance of space and versatility
- Generous rear garden
- Full of character and charm throughout
- Entertain your friends and family in the beautiful open plan kitchen and dining area
- Beautiful location just a short walk down to the beach



Nearest Schools

Primary Schools: Garlinge Primary and Nursery 0.3 miles, St Gregory's Catholic Primary, Margate 1.0 miles, Salmestone Primary 1.0 miles
Secondary Schools: Hartsdown Technology College 0.5 miles, Ursuline College 1.3 miles



Transport Information

Train Stations: Margate 0.6 miles, Westgate-on-Sea 0.8 miles, Birchington-On-Sea 2.4 miles



Address

Westonville Avenue, Westbrook, Kent, CT9



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Birchington Branch 01843 842551 ■ wardsofkent.co.uk



- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



10129555/20240318/DL/DS