



**Price**  
**£260,000**

**Leasehold**

2x  2x  1x 

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

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Spacious throughout
- Beautiful bright and airy kitchen
- Great road links from here
- Lovely balcony area, along with its own rear garden, which also has side access
- Ideally situated in the centre of Westgate, with all the shops, amenities and sea front strolls

## Accommodation

### FIRST FLOOR

Entrance Hallway

Bathroom

Bedroom 1 : 13'11 x 8'11 (4.24m x 2.72m)

En-Suite Shower Room

Bedroom 2 : 12'2 x 7'0 (3.71m x 2.14m)

Lounge : 15'2 x 11'1 (4.63m x 3.38m)

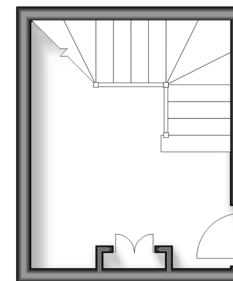
Kitchen : 13'8 x 13'1 (4.17m x 3.99m)

### OUTSIDE

Garden to Rear

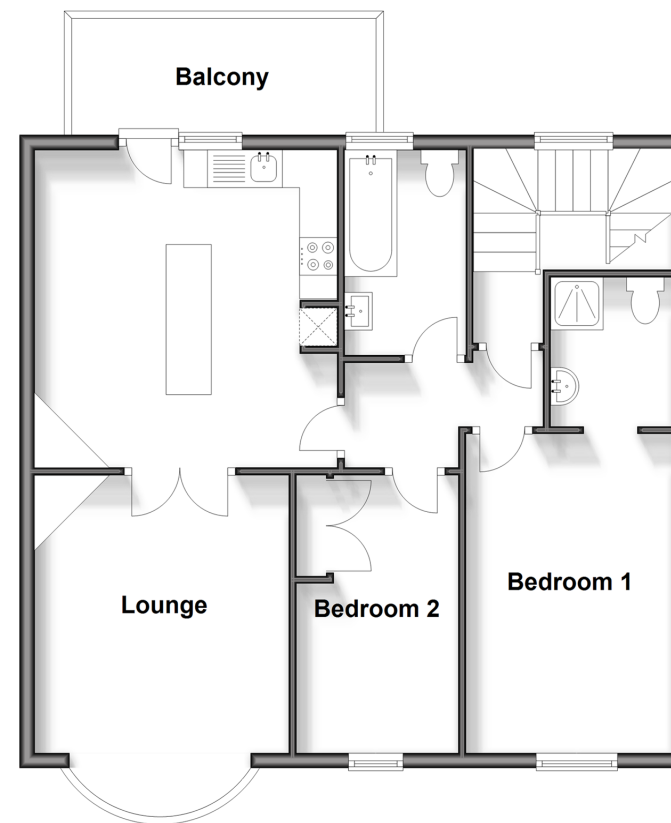
### Ground Floor

Approx. 8.7 sq. metres (93.8 sq. feet)



### First Floor

Approx. 68.7 sq. metres (739.2 sq. feet)



**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.



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