



**Price**  
**£375,000**

**Freehold**

3x  2x  1x 

**St. Augustines Park,  
Westcliff, Kent, CT11**

**OVER 60?**

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



Virtual Reality Tour available

*Wards*

Helping you move forwards



## Main features

- Being sold with no onward chain
- Solar panels
- Off road parking
- Situated in a quiet area and found just a short walk from the stunning Pegwell Bay
- Wonderful family home, bright conservatory overlooking the garden

## Accommodation

### GROUND FLOOR

Porch : 5'2 x 5'1 (1.58m x 1.55m)

Entrance Hallway

Wet Room

Lounge : 28'1 x 11'9 (8.57m x 3.58m)

Conservatory : 12'7 x 12'4 (3.84m x 3.76m)

Kitchen : 18'6 x 9'1 (5.64m x 2.77m)

Former Garage: 19'6 x 8'3 (5.95m x 2.52m)

### FIRST FLOOR

Landing

Bedroom 1 : 14'3 x 10'7 (4.35m x 3.23m)

Bedroom 2 : 14'2 x 10'8 (4.32m x 3.25m)

Bedroom 3 : 10'7 x 8'4 (3.23m x 2.54m)

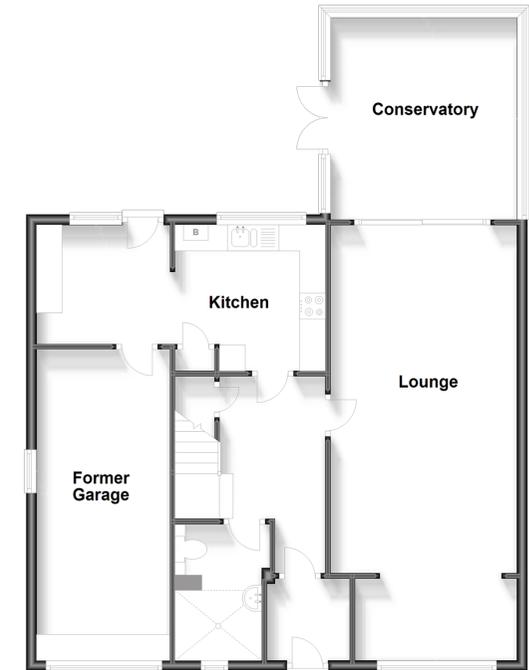
Bathroom

### OUTSIDE

Garden to Front & Rear

Off Road Parking

**Ground Floor**  
Approx. 92.2 sq. metres (992.3 sq. feet)



**First Floor**  
Approx. 51.1 sq. metres (549.7 sq. feet)



**Call Ramsgate - 01843 580314 ■ [wardsokent.co.uk](http://wardsokent.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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