



**Guide Price**  
**£450,000**

**Freehold**

3x  1x  2x 

**Westbrook Avenue,  
Margate, Kent, CT9**



**Video Tour available**

***Wards***  
Helping you move forwards





## Main features

- Stunning property in a sought-after location
- Newly extended and refurbished
- Ideal coastal home or lucrative investment opportunity
- Sunny aspect rear garden
- Being sold chain free

## Accommodation

### EXTERNALLY ACCESSSED BASEMENT

Cellar  
Cellar  
Cellar  
Cellar

### GROUND FLOOR

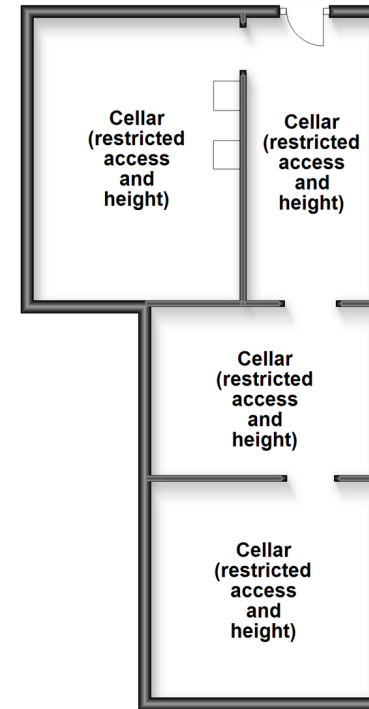
Porch  
Entrance Hall  
Living Room: 12'9 x 11'6 (3.89m x 3.51m)  
Shower Room: 9'0 x 5'5 (2.75m x 1.65m)  
Toilet  
Kitchen/Diner: 8'4 x 3'8 (2.54m x 1.12m)  
Bedroom 1: 14'9 x 7'5 (4.50m x 2.26m)  
Bedroom 2: 13'1 x 9'1 (3.99m x 2.77m)  
Bedroom 3: 11'8 x 6'7 (3.56m x 2.01m)

### OUTSIDE

Rear Garden  
Front Garden  
Off Street Parking

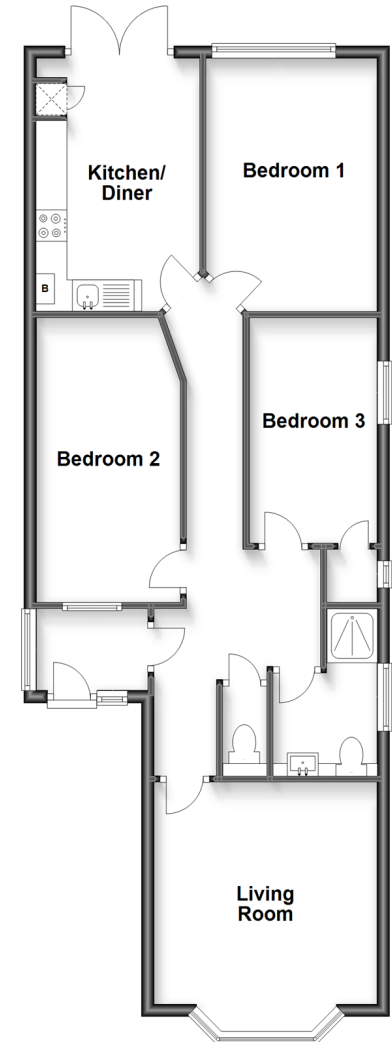
### Externally Accessed Basement

Approx. 47.9 sq. metres (515.3 sq. feet)



### Ground Floor

Approx. 74.1 sq. metres (798.1 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



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