



Guide Price
£450,000

Freehold

3x  1x  2x 

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



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 ACCESSED 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

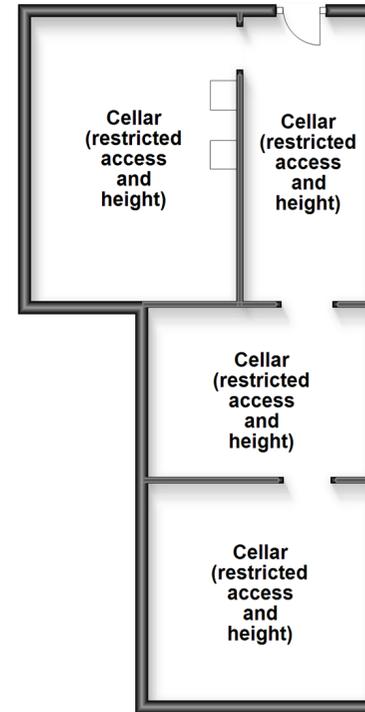
Rear Garden
Front Garden
Off Street Parking

Call Birchington - 01843 842551 ■ wardsof Kent.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

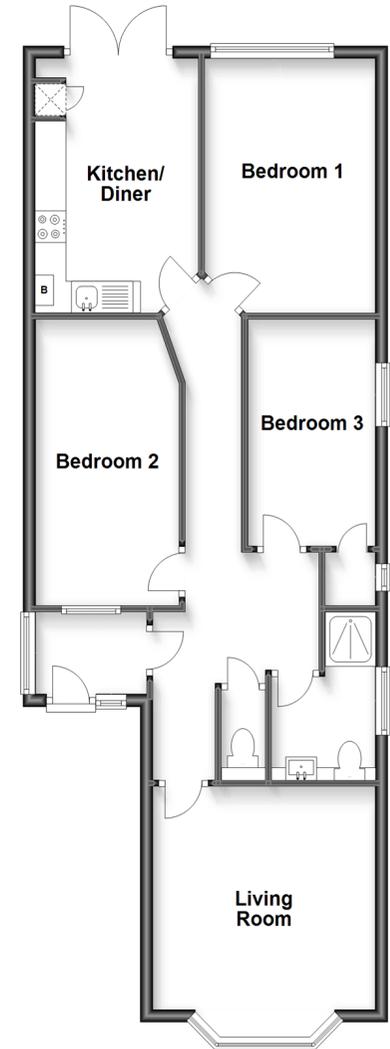
Externally Accessed Basement

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



Ground Floor

Approx. 74.1 sq. metres (798.1 sq. feet)



15110648/20221118/NW/DF