



Guide Price
£690,000

Freehold

4x  3x  3x 

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

OVER 60?

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

Wards
Helping you move forwards

Accommodation

GROUND FLOOR

Entrance Hallway

Utility Room (Former Garage): 14'0 x 10'3
(4.27m x 3.13m)

Lounge : 21'0 x 13'11 (6.41m x 4.24m)

Shower Room

Kitchen: 15'7 x 8'8 (4.75m x 2.64m)

Breakfast Area : 9'8 x 6'8 (2.95m x 2.03m)

Dining Room : 18'6 x 10'8 (5.64m x 3.25m)

Family Room : 18'6 x 13'3 (5.64m x 4.04m)

FIRST FLOOR

Landing

Bathroom

Bedroom 1 : 15'7 x 13'8 (4.75m x 4.17m)

En-Suite Bathroom

Bedroom 2 : 18'7 x 12'0 (5.67m x 3.66m)

Bedroom 3 : 14'4 x 12'1 (4.37m x 3.69m)

Bedroom 4 : 11'6 x 5'8 (3.51m x 1.73m)
narrowing to 6'8 x 2'9 (2.03m x 0.84m)

OUTSIDE

Garden to Front and Rear

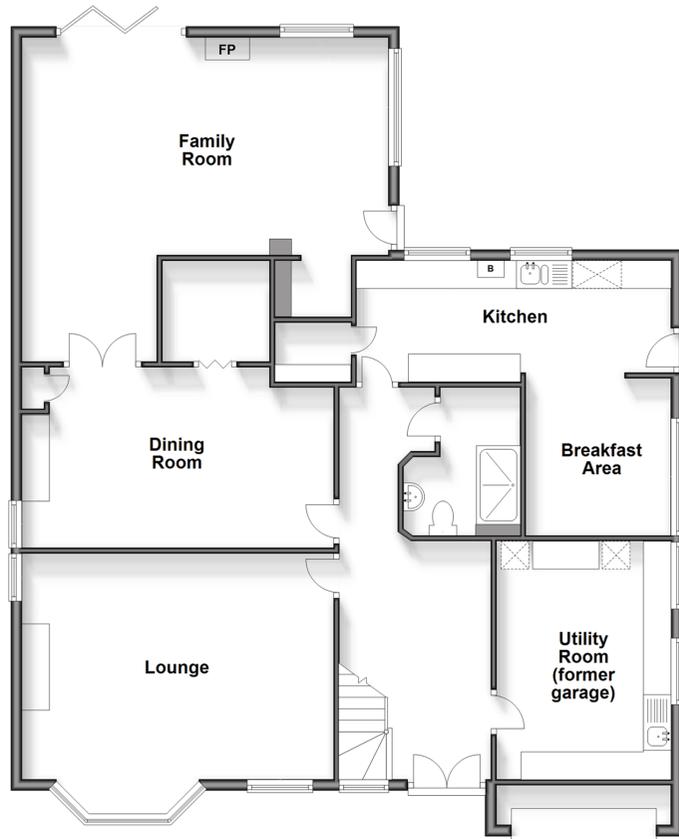
Off Road Parking

OUTBUILDING

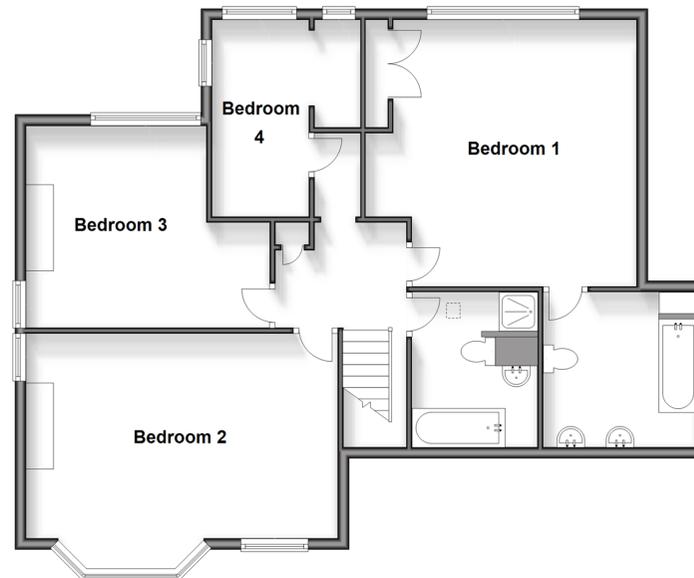
Office : 10'3 x 7'8 (3.13m x 2.34m)

Guest Room : 15'7 x 9'0 (4.75m x 2.75m)

Ground Floor
Approx. 138.8 sq. metres (1494.0 sq. feet)



First Floor
Approx. 91.0 sq. metres (979.8 sq. feet)





Main features

- Spacious and flexible family home
- Bursting with character and charm
- Gated entrance and off road parking
- Outbuilding to the rear, which could be a perfect guest room, home office or gym
- Great access to the sea front from here and all the shops and amenities Westgate has to offer



Nearest Schools

Primary Schools: St Saviour's C of E Junior School 0.1 miles, Garlinge Primary and Nursery 1.1 miles, Birchington C of E Primary 1.3 miles
Secondary Schools: Ursuline College 0.4 miles, King Ethelbert School 0.6 miles, Hartsdown Academy 1.4 miles



Transport Information

Train Stations: Westgate-on-Sea 0.0 miles, Birchington-On-Sea 1.4 miles, Margate 1.5 miles



Address

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



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Birchington Branch 01843 842551 ■ wardsof Kent.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.

EPC RATING

CURRENT: C(70) POTENTIAL: C(77)

16002727/20240425/LM/KW5