



Hartsdown Road, Westbrook

£294,995

Viewing by appointment.

Call: 01843 808088

Exceptional detached family home situated in Westbrook.

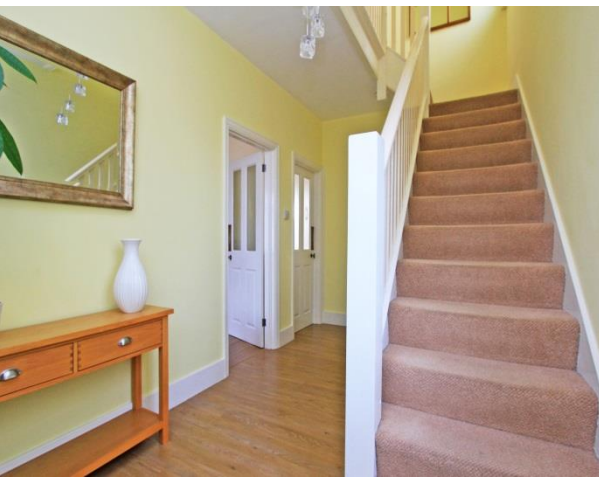
Great location... Just a short walk from sandy beaches, cliff top walks, local Schools and just a ten minute walk of Margate station which runs the HS1 into St. Pancras and motorway links this exception property offers period features along with modern comforts.

On the ground floor this wonderfully presented home boasts a large welcoming entrance hall with two reception rooms plus a study and conservatory. There is a bright Kitchen/Breakfast room and ground floor cloakroom.

On the first floor there are three double bedrooms a modern family bathroom and separate shower room.

Outside there is spectacular rear garden measuring approximately 100ft in length which is landscaped and secluded.

We anticipate early interested in this lovely home and would advise anyone interested to book an early viewing.



Entrance via double glazed front door to:-

Enclosed Porch and door into;

Bright and spacious entrance hall with stairs to first floor and period feature stained glass window to one side. Wood laminate light oak effect flooring, under stairs cupboard and doors leading to principle rooms and cloakroom.

Cloakroom: With low level suite, small panelled window to side, wood laminate light oak effect flooring.

Lounge; Bright front facing room with double glazed bay window and feature cast iron fireplace with inset tiles and marble hearth. Cornices and ceiling rose, wood laminate light oak effect flooring, radiator.

Dining Room; A good sized bright room with side stained glass window giving plenty of natural light and feature fireplace with recess, cornices, radiator, door to kitchen and double doors leading into conservatory.

Conservatory; A nice airy bright room overlooking rear garden, half brick construction and UPVC double glazed units. Tiled floor, radiator, double doors leading out into rear garden.

Kitchen/Breakfast room; Rear aspect and overlooking rear garden with large double glazed window to rear and double glazed window to side giving plenty of natural light. Fitted with a range of units to three sides above and below rolled edge work surface. Central breakfast bar/work top area with storage below, single drainer sink unit with taps and cupboards under, recess for washing machine and recess for dishwasher, built in original dresser covering one wall, wood laminate (Pallisander style) flooring, door leading into:-

Study; Also accessed directly from the hall, stained glass window to side, wood laminate light oak effect flooring, recessed built in cupboards with shelving along one wall, radiator.

FIRST FLOOR

Landing Access to roof space, period feature stained glass window to one side, doors to all rooms.

Bedroom 1; Bright double room with double glazed front aspect bay window, built in wall to wall wardrobes, radiator.

Bedroom 2; Double room with twin aspect, double glazed windows and fitted wardrobes, radiator.

Bedroom 3; Double room, double glazed window, radiator.

Family bathroom; Rear aspect with double glazed obscured window. White modern corner suite comprising corner panelled bath with, pedestal wash basin with vanity cupboard under and WC with concealed cistern. Part tiled walls, heated towel rail, built in airing cupboard housing boiler for heating and hot water.

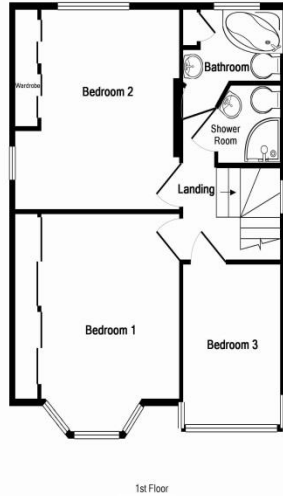
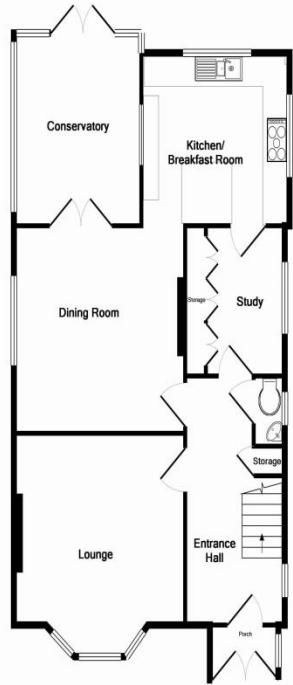
Shower room; Matching suite comprising, tiled corner shower cubicle with wall mounted shower, WC with concealed cistern, part tiled walls, heated towel rail.

OUTSIDE;

Rear Garden; Stunning well maintained large garden to the rear, measuring approximately 100' (30.48m). The current owners have beautifully landscaped and maintained this superb garden with its well stocked flowers, shrubs, bushes and fruit trees. At the end of the garden there is also a vegetable garden. South facing and private aspect with Lawned area and pathway through a central pergola. Timber summer house, potting shed, timber shed and green house.

Front Garden; Block paved driveway with brick built boundary wall and off street parking for two vehicles.

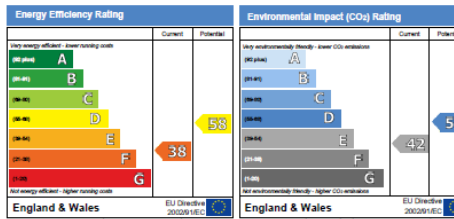




Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Entrance Porch
- Entrance Hall
- Lounge 15'2" (4.62m) x 12' (3.66m)
- Dining Room 13'4" (4.06m) x 12' (3.66m)
- Conservatory 13'11" (4.24m) x 9'11" (3.02m)
- Kitchen/Breakfast room 12'10" (3.91m) x 11'3" (3.43m)
- Study 9'11" (3.02m) x 6'3" (1.91m)
- Landing
- Bathroom
- Shower room
- Bedroom 1 15'3" (4.65m) x 12' (3.66m)
- Bedroom 2 13'5" (4.09m) x 12' (3.66m)
- Bedroom 3 10'1" (3.07m) x 8' (2.44m)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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