

01843 80 80 88

0.75% +VAT for selling

£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Elm Grove, Westgate-on-Sea



- 4 bedroom chalet style bungalow
- Close to Westgate Town and Seafrost
- Longe/Diner plus Study
- Conservatory
- Off street parking and garage
- Walking distance to town

£ 339,995

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Xpert Agents are proud to be marketing this well maintained four bedroom family home in the heart of Westgate-on-Sea. The dormer Bungalow is situated within walking distance of the beautiful West Bay Beach and if you are a Golf enthusiast just a short walk to the end of the road and you can indulge in 18 holes at Westgate & Birchington Golf Club. For those who have a young family the property is within a short distance of a variety of schools and colleges so all ages are catered for. There is plenty of choice when it comes to shopping with the ever popular Westwood Cross a short drive away and both Birchington Village and Westgate Town centre just minutes away.

The property benefits from four double bedrooms a study, conservatory and lounge/diner. There is a downstairs Bathroom and WC with a upstairs shower room and WC.

Internal viewing is highly recommended to appreciate the abundance of space.

Double glazed frosted glass front door into:

Porch

Laminate flooring, cupboard housing meters, coving, door into:

Entrance Hall

Radiator, laminated flooring, store cupboard, coving, cupboard housing the water tank, telephone point and doors to:

Bedroom 1 9' 7" x 11' 3" (2.91m x 3.44m)

Double glazed window to front, radiator, coving and laminate flooring.

Bedroom 2 3.90m (12' 10") x 3.94m (12' 11")

Double glazed window to front, radiator, laminated flooring, coving, fitted wardrobes with dresser.

WC

Low level W.C part tiled walls and tiled floor, double glazed frosted glass window to side.

Bathroom

Fully tiled walls and floor, double glazed frosted glass window to side, radiator, panelled bath with shower over.

Kitchen 11' 3" x 13' 0" (3.42m x 3.95m)

Range of fitted wall and base units with roll top work surfaces over, inset stainless steel drainer unit with mixer taps over, tiling to splash back, 4 ring gas hob with oven under and extractor over, breakfast bar seating area, store cupboard housing boiler and double glazed window to rear, space and plumbing for washing machine, dishwasher and fridge freezer, double glazed window to rear overlooking the garden and double glazed window to the side with double glazed frosted glass door out to the garden.

Lounge/Diner 24' 8" x 13' 1" < 11' 3" (7.51m x 3.99m < 3.42m)

Feature open fire place with Oak surround and quarry tiled hearth, tv point, laminated flooring, radiators x2, double glazed windows to both sides, and double glazed patio doors to side and rear, built in shelving to recess.

Conservatory 12' 8" x 6' 5" (3.87m x 1.96m)

Fully double glazed with quarry tiled floor, door to the garden.

Study 13' 0" x 7' 11" (3.95m x 2.41m)

Double glazed window to side, coving, radiator, stairs to the landing, under-stairs storage.

First Floor Landing

Doors to:

Bedroom 3 17' 0" x 13' 5" (5.18m x 4.09m) into recess

"Velux" windows to front and rear, exposed wood flooring, built in wardrobes, radiator.



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Shower Room

Fully tiled walls, corner shower cubicle, tiled floor, low level wc, wash hand basin with vanity unit under, "Velux" window to rear.

Bedroom 4 15' 11" x 13' 0" (4.86m x 3.95m)

"Velux" windows to front and rear, radiator, exposed wood flooring, store cupboard.

Garden

Patio area leading to the lawn, wall and fenced perimeters, established flower beds, access available from both sides, 2nd patio seating area, timber shed and timber play house, access to:

Garage 16' 0" x 7' 11" (4.87m x 2.41m)

Up and over door, power and light, tiled floor.

Front Garden

Lawned area and off road parking.



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		71	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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