



GUILDCREST ESTATES



14 College Gardens, Westgate-On-Sea CT8 8EY





GUILDCREST ESTATES

College Gardens, Westgate-On-Sea CT8 8EY

Offers in excess of £400,000

Situated in the sought-after area of College Gardens, Westgate-On-Sea, this modern semi-detached house presents an excellent opportunity for families and professionals alike. Boasting four spacious bedrooms, this property is designed to accommodate a variety of lifestyles. The master bedroom features an en suite bathroom, providing a private retreat for relaxation.

The heart of the home is undoubtedly the modern fitted kitchen, which is both stylish and functional, perfect for culinary enthusiasts. Adjacent to the kitchen, the generous lounge offers a comfortable space for family gatherings and entertaining guests.

In addition to the well-appointed living spaces, this property includes two bathrooms, ensuring convenience for all residents. The low maintenance garden is ideal for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening duties.

Parking is a breeze with space for two vehicles, complemented by a garage for additional storage or secure parking. This property is not only a home but a lifestyle choice, situated in a popular location that offers easy access to local amenities and the beautiful coastline.





This four-bedroom townhouse is a rare find in Westgate-On-Sea, combining modern living with practicality. It is an ideal choice for anyone looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

Situated in close proximity to the local primary school, this house is ideal for families with young children, providing convenience and ease of access to educational facilities. Whether you're looking for a peaceful retreat or a welcoming family home, this gem offers a blend of character, comfort, and modern amenities. Don't miss the opportunity to make this property your own and create lasting memories in this lovely abode.

Council Tax band E

Freehold

Service charge £352 PA

Mains water, sewer, gas, gas central heating, electric

Fixed wireless broadband





GUILDCREST ESTATES

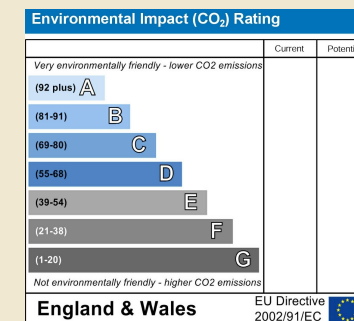
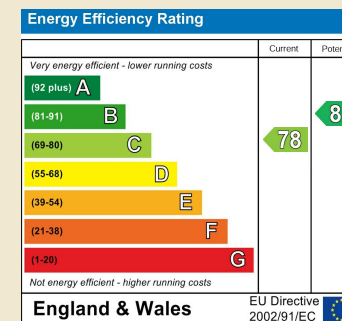
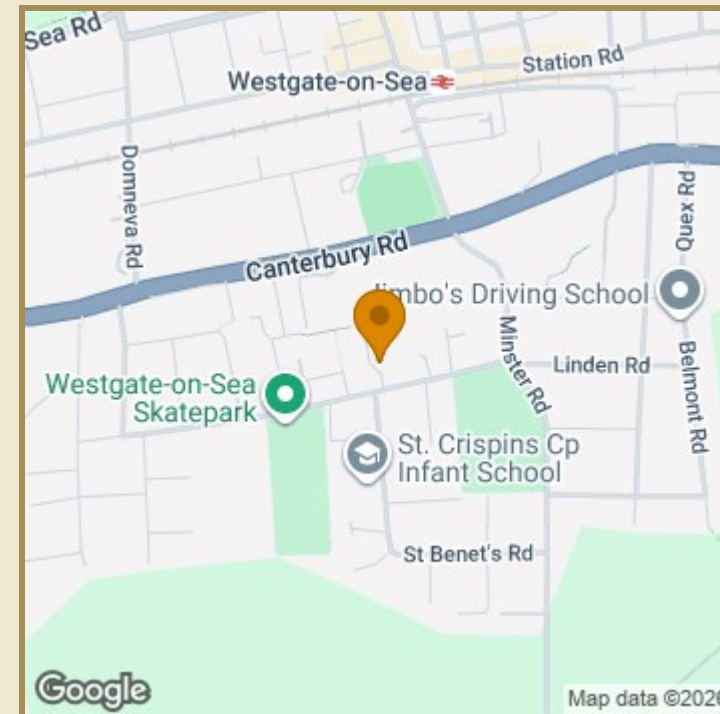
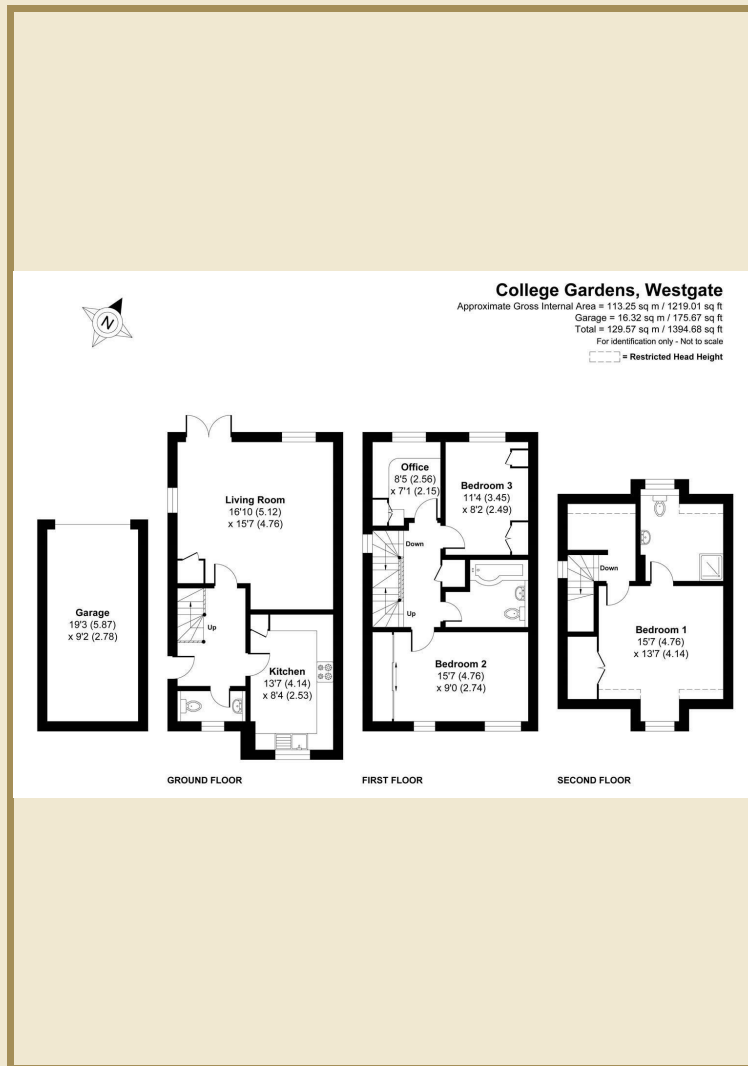
Key Features

- 4 bedroom semi detached townhouse
- Modern fitted kitchen
- Good size lounge
- En suite to master bedroom and family bathroom
- Very popular location
- Low maintenance gardens
- Garage en bloc and parking
- EPC C

Important Information

Freehold
House - Semi-Detached
1219.00 sq ft
Council Tax Band E
EPC Rating C

£400,000



01227 696000 www.guildcrestestates.co.uk

24 Lower Bridge Street, Canterbury, Kent CT1 2LG



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.