



Terence Painter

ESTATE AGENTS

- Semi Detached Character Home
- Five Bedrooms
- 27'5" Open Plan Kitchen/Diner/Family Room
- Two Bathrooms
- Located close to Shops, Beach, Schools & Transport Links
- 73'6" South Facing Rear Garden
- Driveway & Integrated Garage
- Spacious & Flexible Living Accommodation
- Conservatory
- Lounge with Fireplace



60 Cuthbert Road, Westgate-on-Sea, Kent. CT8 8PA.

Freehold £465,000

SPACIOUS FIVE BEDROOM SEMI DETACHED FAMILY HOME IDEALLY LOCATED WITHIN EASY ACCESS TO THE SANDY BEACH, SHOPS, SCHOOLS & TRANSPORT LINKS.

This attractive period home is found within close proximity to a wide range of local shops, sandy beaches, bars, restaurants and mainline railway station providing a regular service to London. The area boasts a number of highly regarded schools and there are numerous leisure and recreational facilities available.

The versatile accommodation of this property is arranged over two floors and comprises a welcoming entrance hall, lounge, 27'5" Kitchen/Diner/Family Room, conservatory and down stairs bathroom/utility room.

On the first floor are five bedrooms and bathroom. Externally this home boasts a well maintained 73'6" south facing rear garden and a driveway which provides off street parking and access to the integral garage.

Call Terence Painter Estate Agents now on 01843 866 866 to arrange your viewing.

## Ground Floor

### Entrance

Access into the property is via a double glazed front door to the entrance hall.

### Entrance Hall

3.80m x 1.63m extending to 2.31m (12' 6" x 5' 4" extending to 7'6" ) There are carpeted stairs to the first floor, under stairs storage cupboards, radiator, laminate flooring and doors leading off to the lounge, garage and kitchen/diner/family room.

### Lounge

4.77m x 3.80m (15' 8" x 12' 6") There is a double glazed bay window to the front of the property, feature fireplace with ornate surround, radiator, wall lights and laminate flooring.

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### **Open Plan Kitchen/Dining/Family Room**

8.36m x 4.16m narrowing to 3.44m (27' 5" x 13' 8" narrowing to 11'3") The kitchen area features a double glazed window to the rear and a glazed door leading off to the inner lobby. The kitchen comprises an extensive range of shaker style wall, base and drawer units with space and plumbing for a washing machine, fridge/freezer, and dual fuel range cooker with an extractor hood over. There is a stainless steel sink unit inset to roll top worksurfaces, breakfast bar area and exposed wooden floorboards.

The dining/family room area features double glazed sliding doors to the conservatory, log burner fireplace, radiator and vinyl flooring.

### **Conservatory**

3.07m x 2.54m (10' 1" x 8' 4") There are double glazed French doors to the garden and laminate flooring.

### **Inner Lobby**

2.55m x 1.37m (8' 4" x 4' 6") There is a double glazed door to the garden, door to the bathroom/utility room, radiator and exposed wooden floorboards.

### **Bathroom/Utility Room**

2.51m x 2.48m (8' 3" x 8' 2") There are double glazed windows to the rear of the property, panelled bath, low level w.c, pedestal wash hand basin, radiator, tiled walls and space and plumbing for a washing machine and tumble dryer.

### **First Floor**

#### **Landing**

This is a split level landing with a loft hatch, carpet flooring and doors leading off to the bathroom and bedrooms.

#### **Bedroom One**

4.71m x 3.26m (15' 5" x 10' 8") There is a double glazed bay window to the front of the property, radiator and exposed wooden floorboards.

#### **Bedroom Two**

4.31m x 3.04m (14' 2" x 10' 0") There is a double glazed window to the rear of the property, radiator and carpet flooring.

#### **Bedroom Three**

4.26m x 2.70m (14' 0" x 8' 10") There is a double glazed window to the front of the property, radiator and painted wooden floorboards.

#### **Bedroom Four**

3.62m x 2.70m (11' 11" x 8' 10") There is a double glazed window to the rear of the property, radiator and carpet flooring.

#### **Bedroom Five**

2.41m x 2.18m (7' 11" x 7' 2") There is a double glazed window to the front of the property, radiator and carpet flooring.

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## Bathroom

2.67m x 2.37m (8' 9" x 7' 9") There is a frosted double glazed window to the rear of the property, panelled bath, low level w.c, pedestal wash hand basin, airing cupboard, tiled walls and vinyl flooring.

## Exterior

### Rear Garden

22.40m x 8.70m (73' 6" x 28' 7") This generous size south facing rear garden features a large paved seating area immediately to the property which leads on to a mainly lawned garden with a wooden pagoda and an abundance of tropical and Mediterranean planting which the current vendors have cleverly used to create zones. To the rear of the garden is a further large paved seating area with a fire pit inset, There is a timber shed and hose point.

### Garage & Driveway

4.70m x 2.59m (15' 5" x 8' 6") There is off street parking for one car. The garage can be accessed either via an up and over metal door to the front of the property or via a door which leads from the entrance hall. There is lighting and power points.

### Council Tax Band


The council tax band is D.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

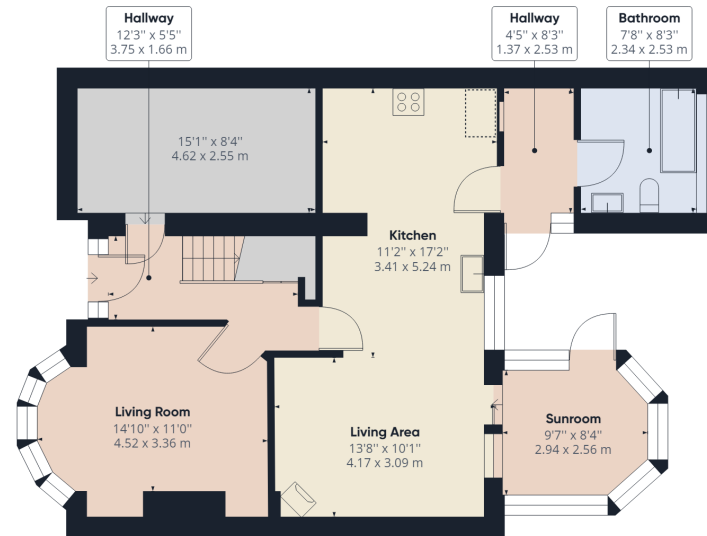


Viewing strictly by prior appointment with the Selling Agents  
TERENCE PAINTER.

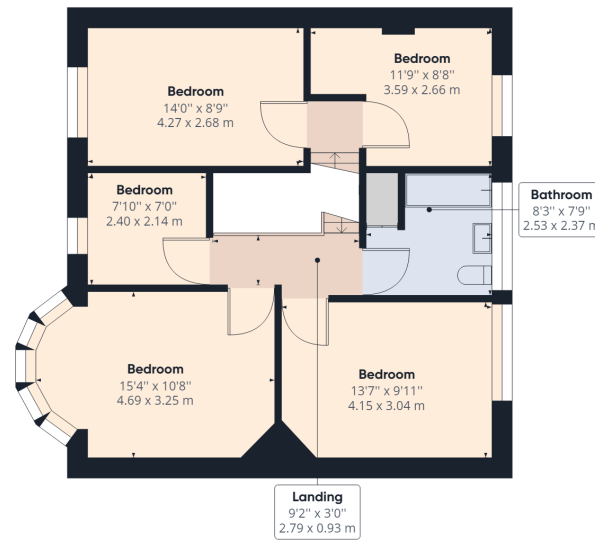
Email: [sales@terencepainter.co.uk](mailto:sales@terencepainter.co.uk)

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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1548.52 ft<sup>2</sup>  
143.86 m<sup>2</sup>

Reduced headroom

5.77 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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