



23 Linksfield Road, Westgate-on-Sea, Kent, CT8 8EX

£339,995 Freehold

Perfectly positioned family home located within the catchment area of local Primary and Secondary Schools and a short walk to Westgate town centre and seafront. This well thoughtout three bedroom semi detached house offers contemporary décor whilst still retains a lot of character with a large entrance hallway and landing space plus it has high ceilings throughout. Once inside, the reception hall accesses a pleasant lounge and an impressive kitchen-diner complete with appliances alongside a utility room and a downstairs cloakroom. To the first floor are three double bedrooms and a modern bathroom suite. Externally there is a decent size garden mainly laid to lawn with raised patio and decking areas. To complete the picture there is off road parking to the front.

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GROUND FLOOR

Entrance Hallway

Front entrance door, staircase to first floor, under stair storage, radiator, solid oak flooring.

Lounge

Two double glazed windows to front, radiator, feature fireplace.

Kitchen-Diner

Kitchen: Modern fitted kitchen comprising range of matching wall and base units with complimentary resin work surfaces over and tiled splashback above, two integrated Neff ovens and grill, Neff four burner induction hob with extractor fan above, breakfast bar, integrated fridge and freezer, wine cooler, one and a half sink unit with hot tap, cupboard housing gas combi boiler, two double glazed window to side and rear, sold oak flooring.

Dining Area: Radiator, feature fireplace, tiled flooring.

Utility Room

Range of matching wall and base units, space and plumbing for washing machine and tumble dryer, double glazed window and door to side, tiled flooring.

Cloakroom

Double glazed frosted window to rear, low level WC, tiled flooring.

FIRST FLOOR

Landing

Loft access.

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator, fitted wardrobes.

Bathroom

Modern fitted four piece suite with fully tiled walls and flooring, his and hers wash hand basins in vanity unit, panelled bath unit with handheld shower attachment, low level WC, double shower stall with electric unit, heated towel rail, double glazed frosted window to rear.

OUTSIDE

Rear Garden

Mainly laid to lawn with decking area, fenced surround and access to the front.

Front Garden

Parking for one vehicle.

COUNCIL TAX BAND B

NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	