



Terence Painter

ESTATE AGENTS

- Semi - Detached House
- Three Bedrooms
- Off Road Parking for up to Three Vehicles
- Popular & Sought After Location
- Close Proximity to Beach, Amenities & Schools
- Beautiful Views Over Park
- Kitchen/Diner with Integrated Appliances
- Good Sized Rear Garden & Garage
- Bright & Airy Accommodation
- Outbuilding Utility Room
- Conservatory



37 Quex Road, WESTGATE-ON-SEA, Kent. CT88AT.

Freehold £360,000

BEAUTIFUL THREE BEDROOM SEMI DETACHED PERIOD PROPERTY WITH STUNNING VIEWS OVER THE PARK, BEING OFFERED IN TURN KEY CONDITION AND WITH NO FORWARD CHAIN!

This well appointed family home has been very much loved by the current owners and is shown by its immaculately kept condition and the warm homely feeling you get upon entering the house. The downstairs living arrangements feature a welcoming entrance hall, a cosy 13'11" lounge with a feature fireplace and a perfect outlook over the park, fitted kitchen with some integrated appliances, dining room with double glazed wooden doors that lead into the conservatory allowing light to pour in from the Easterly facing rear garden.

The upstairs continues to impress with three bedrooms and a family bathroom, the principal bedroom and bedroom three both benefit from the gorgeous outlook over the park. Externally to the rear you will find a brick built outhouse utility room and separate w.c, Easterly facing lawned rear garden and entrance into the detached garage. Externally the front of the property has plenty of curb appeal and benefits massively from its private off street parking that is available immediately to the side of the property.

This home finds itself located in the prestigious Quex Road in Westgate-On-Sea and is ideally situated close to all Local Amenities, Transport Links, Train Station, Schools, Pubs and is within only a 2 miles range of Margate Old Town and Birchington-On-Sea.

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

INTERNAL

Entrance Hallway

4.88m x 1.49m (16' 0" x 4' 10") Access is gained via a stained glassed wooden door, opening into an inviting entrance hall featuring laminate flooring, two under stairs storage cupboards and a radiator.

Lounge

4.00m x 3.65m (13' 1" x 12' 0") The lounge benefits from a double glazed bay window to the front with lovely views over the adjacent park, two radiators, electric feature fireplace and carpeted flooring.

Dining Room

3.65m x 3.14m (12' 0" x 10' 4") The dining room features double glazed wooden doors opening to the conservatory, storage cupboard space, radiator and laminate flooring.

Kitchen

2.39m x 2.02m (7' 10" x 6' 8") The kitchen has a double glazed window overlooking the rear garden, high and low level kitchen units, stainless steel sink unit inset to wooden roll-edge countertop, splashback tiled walls, integrated oven and gas hob with extractor hood over, space and plumbing for fridge-freezer and tiled flooring.

Conservatory

3.11m x 2.67m (10' 2" x 8' 9") This airy and well appointed brick built conservatory benefits from double glazed French doors out to the rear garden, double glazed frosted door for side entrance to the property, radiator and laminate flooring.

Landing

2.13m x 1.27m (7' 0" x 4' 2") The landing has a loft hatch and carpeted flooring.

Principal Bedroom

3.65m x 3.47m (12' 0" x 11' 5") Double glazed window to the front overlooking the park, feature fireplace, radiator and carpeted flooring.

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Bedroom Two

3.65m x 3.43m (12' 0" x 11' 3") Bedroom two features a double glazed window to the rear overlooking the garden, radiator and carpeted flooring.

Bedroom Three

2.63m x 2.04m (8' 8" x 6' 8") Bedroom three also has a double glazed window to the front overlooking the park, radiator, built-in wardrobe and carpeted flooring.

Bathroom

2.37m x 2.00m (7' 9" x 6' 7") The bathroom consists of a double glazed frosted window to rear, wood panelled bath with shower attachment, low level w.c, radiator, wash hand basin, storage cupboard, party tiled walls and tiled flooring.

EXTERNAL

Outbuilding Utility Room & W.C.

1.69m x 1.48m (5' 7" x 4' 10") The rear garden features a brick built outbuilding comprising of a utility room that houses the gas fired boiler, plumbing for a washing machine, space for a freezer and a separate w.c.

Rear Garden

Well maintained Easterly facing rear garden, featuring a patioed area with steps leading up to the lawned area of the garden, brick built outhouse, decking to the rear with wooden shed, fence borders and entrance into the garage.

Garage

5.14m x 3.10m (16' 10" x 10' 2") Brick built garage with lighting.

Front Garden & Off Street Parking

The front garden area has a slightly raised brick paved area with brick borders and a front access gate. There is a driveway immediately to the side of the property leading to the garage that has parking available for multiple vehicles.

Council Tax Band - B.



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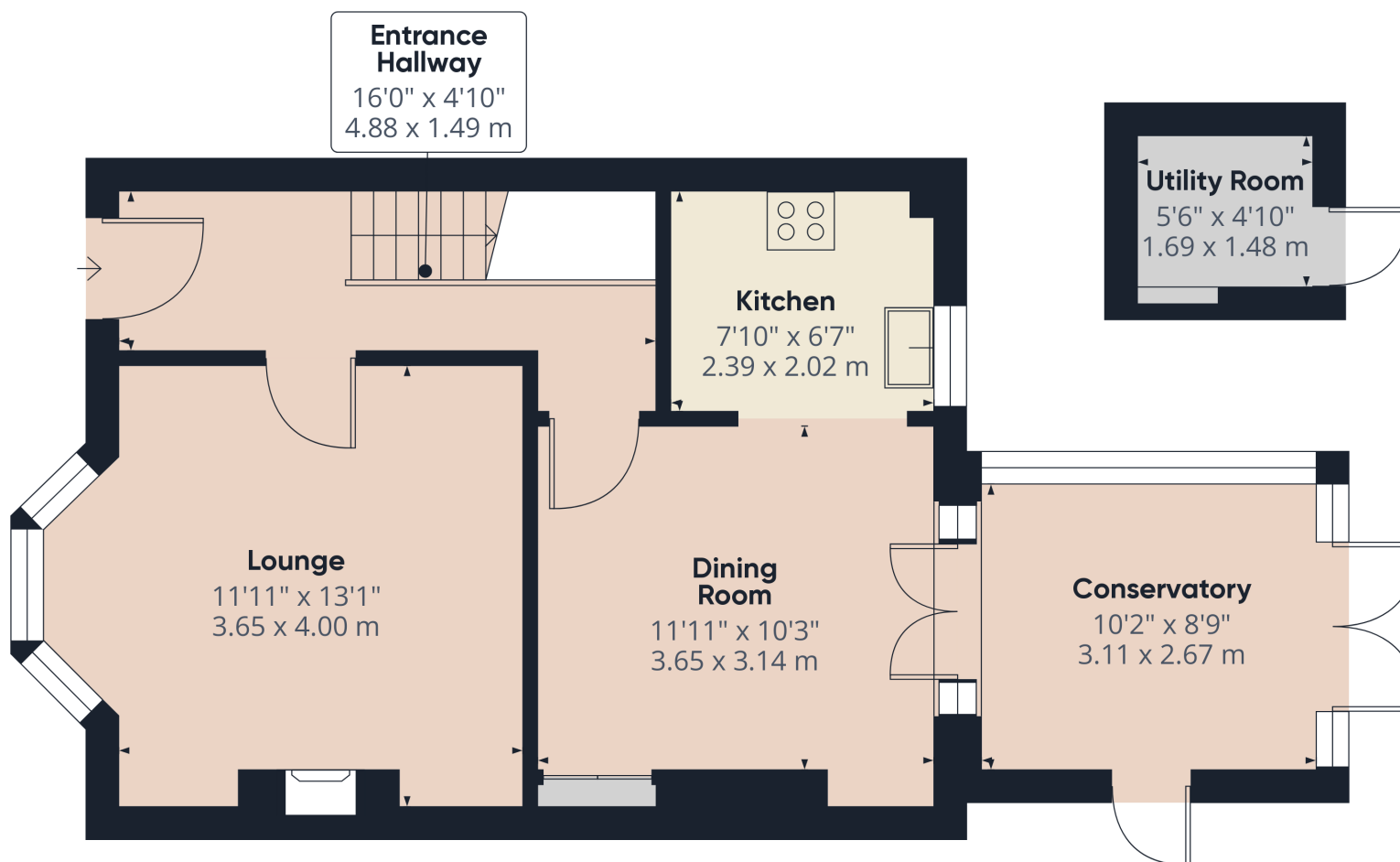


| Energy Efficiency Rating | | |
|----------------------------------------------------|---------|----------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | 61 | 82 |
| A | | |
| (81-91) | | |
| B | | |
| (69-80) | | |
| C | | |
| (55-68) | | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |



Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.
 Email: sales@terencepainter.co.uk
 Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾

566.4 ft²

52.62 m²

(1) Excluding balconies and terraces

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

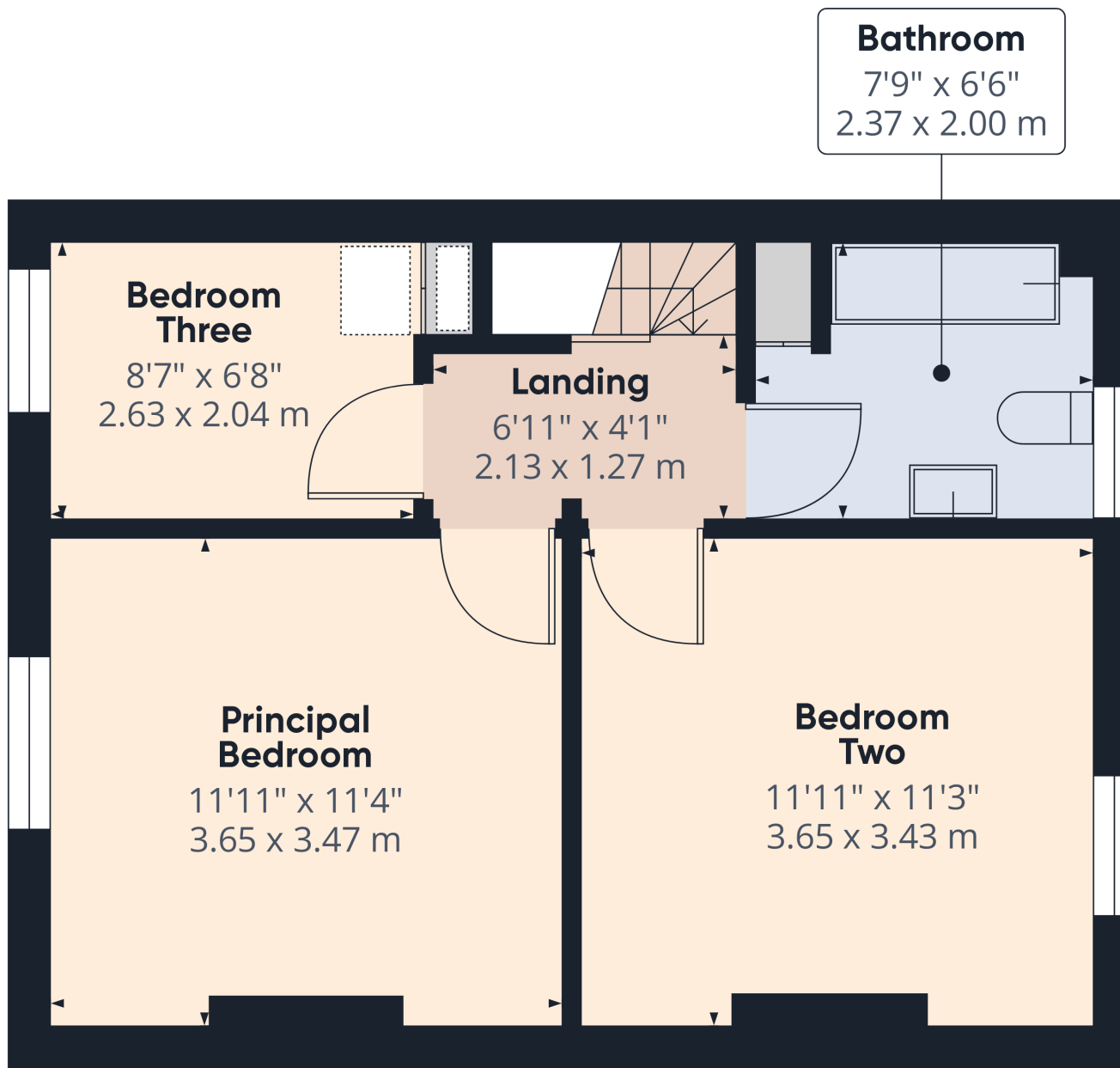
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Ground Floor Building 1

37 Quex Road, WESTGATE-ON-SEA, Kent. CT88AT.

£360,000



Floor 1 Building 1

Terence Painter

ESTATE AGENTS

Approximate total area⁽¹⁾

400.97 ft²

37.25 m²

(1) Excluding balconies and terraces

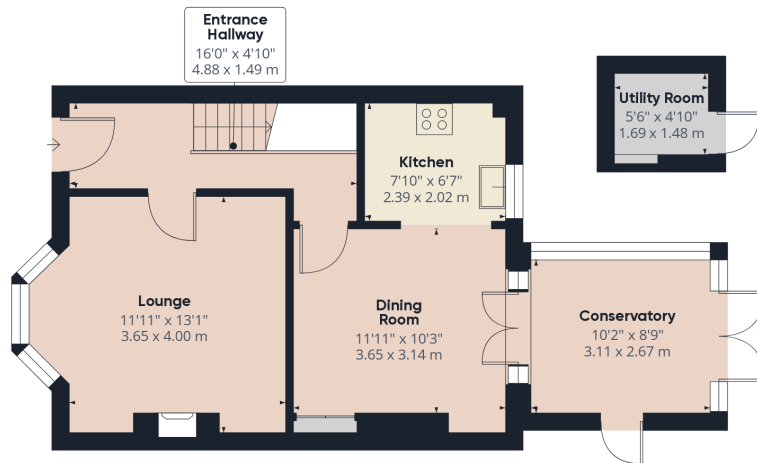
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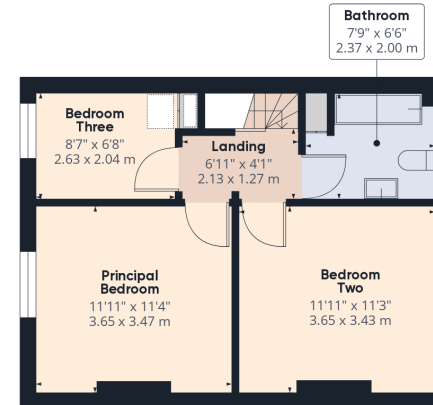
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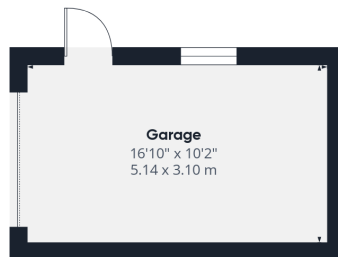
£360,000



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1139.92 ft²

105.9 m²

(1) Excluding balconies and terraces

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