



Terence Painter

ESTATE AGENTS

- Spacious Town House
- Four Bedrooms
- Extended 25ft (4.71m) Living Room
- Fitted Kitchen with Appliances
- Principal Bedroom With En-Suite Shower Room
- Family Bathroom & Cloakroom W.C.
- Low Maintenance Front & Rear Gardens
- 19ft (5.95m) Garage & Driveway
- Well Presented Accommodation
- Close to Schools & Shops
- Sought After Location



18 College Gardens, Westgate-on-Sea, Kent. CT8 8EY.

Freehold £395,000

A VERY WELL PRESENTED FAMILY TOWN HOUSE LOCATED WITHIN THE PRESTIGIOUS ST AUGUSTINE'S PARK DEVELOPMENT AT WESTGATE ON SEA, CLOSE TO SCHOOLS & PARKS AND JUST A SHORT DISTANCE FROM LOCAL SHOPS, THE TOWNS AMENITIES AND RAILWAY STATION.

This attractive extended town house boasts spacious accommodation arranged over three floors and is located within the prestigious St Augustine's Park development at Westgate-on-Sea, just a few hundred metres from local shops and parks. The town's shops, amenities, schools and main-line railway station are all located within half a mile.

The property features an attractive open entrance porch, a modern well equipped kitchen, cloakroom/WC and a spacious extended open plan living room with doors leading out to the low maintenance landscaped rear garden. Located on the first floor is the family bathroom, two double bedrooms and a home office/bedroom four. On the top floor is a spacious walk-in storage cupboard and the principal bedroom with built-in wardrobe and a spacious en-suite shower room/wc.

Located at the rear of the property is spacious 19ft (5.95m) garage with power, lighting, overhead storage and a generous driveway providing off-street parking.

To arrange you viewing appointment please call the sole selling agents Terence Painter on 01843 866866

Ground Floor

Entrance

The property is approached to the front via an attractive footpath and tree-lined gardens leading to a private paved garden and open covered porchway entrance. Composite front entrance door.

Hallway

With laminate flooring, radiator, feature wall panelling and stairs leading to first and second floors. Doorway to kitchen and half glazed panelled door leading to the living room.

Cloakroom/WC

With double glazed window to front. Fitted with low level wc and wash hand basin. Radiator. Coving to ceiling and laminate flooring.

Kitchen

4.12m x 2.49m (13' 6" x 8' 2") With double glazed window to front. Fitted with attractive Shaker style cabinets incorporating a pantry unit, drawers and high and low level storage. Integrated dish-washer, stainless steel electric double oven, ceramic hob and extractor canopy over. Sink unit inset to work surface area. Further hardwood counter top with localised and feature wall tiling. Plumbing and space for washing machine and fridge-freezer. Cupboard housing wall mounted gas fired boiler. Laminate flooring. Inset ceiling and feature lighting.

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Living Room

7.62m x 4.71m (25' 0" x 15' 5") A bright and spacious extended living room with feature conservatory-style rear addition with glazed roof, full height windows and French doors leading out to the rear garden. Understairs storage cupboard. Two radiators. Laminate flooring. Feature fire surround and hearth.

First Floor

Landing

Airing cupboard housing hot water cylinder. Doors leading to bedrooms two, three and four/home office and the family bathroom.

Bedroom Two

4.00m x 2.73m (13' 1" x 8' 11") With double glazed window to front. Range of fitted wardrobes with sliding doors. Radiator. Coved ceiling. Fitted carpet.

Bathroom/WC

Fitted with panelled bath with shower attachment and screen over. Wash basin with storage under. Low level W.C. Radiator. Extractor. Lighting inset to ceiling.

Bedroom Three

3.45m x 2.51m (11' 4" x 8' 3") With double glazed window to rear. Radiator. Coved ceiling. Fitted carpet.

Bedroom Four/Home Office

2.30m x 2.10m (7' 7" x 6' 11") With double glazed window to rear. Radiator. Coved ceiling. Fitted carpet.

Second Floor

Landing

With walk-in storage cupboard with light.

Principal Bedroom

3.55m x 3.45m (11' 8" x 11' 4") With double glazed dormer window to front. Built-in wardrobe. Radiator. Fitted carpet. Door leading to en-suite.

En-Suite Shower Room/WC

Spacious en-suite with double glazed window to rear. Shower cubicle with dual head shower. Wash basin and low level W.C. Towel rail style radiator. Laminate flooring. Inset ceiling lighting.

Exterior

Rear Garden

Low maintenance landscaped courtyard paved garden with feature raised planters. Rear pedestrian access leading to garage and driveway.

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Garage & Parking

5.95m x 2.80m (19' 6" x 9' 2") Large garage located at the rear of the property within a small block with up & over door, power and light, and overhead storage. There is a private driveway located in front of the garage.

Front Garden

Small private Indian sandstone paved front garden area with feature raised planter. Covered recess providing access to front door. Immediately in front of the property is an attractive communal garden area laid predominantly to lawn with feature specimen trees, a brick boundary wall and footpath.

Estate Charges

There are estate management charges of £340 per year for the maintenance of the communal grounds.

Council Tax Band - D

Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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.

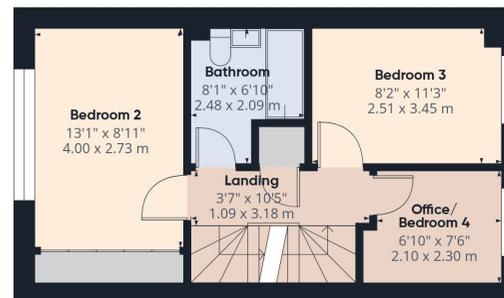
Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1360 ft²
126.3 m²

Reduced headroom

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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