



NAEA Licensed Estate Agents

Westgate-on-Sea

Sea Road, Westgate-on-Sea, Kent, CT8 8QA

£1,200,000



This striking contemporary residence forms part of a premier row along the prestigious Sea Road with breathtaking sea views and backing onto Westgate & Birchington Golf course.

The property has been completely renovated and remodelled to an exacting standard, resulting in a home of tremendous quality and providing an enviable lifestyle to match.

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Property Information

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The property has been completely renovated and remodelled to an exacting standard, resulting in a home of tremendous quality and providing an enviable lifestyle to match.

A spacious entrance hall provides a hint of the luxury that lies beyond with Karndean flooring and oak doors which feature throughout the ground floor. The lounge has a dual, front to back aspect with views of the sea in one direction and views across the garden via bi-folding doors in the other. A bespoke crafted media wall is found here and a contemporary gas fire provides a lovely sense of cosiness.



The spectacular kitchen/diner is the epicentre of the home, a great space for both formal and informal gatherings. Pillarless corner bi-fold doors open out to the patio and barbecue area, creating a seamless blend of 'indoor-outdoor' living.

The kitchen itself is of high specification and features a large island with induction hob, waste disposal and 'Quooker' hot water tap, as well as designer integrated appliances that include two ovens, microwave, plate warming draw, dishwasher and an American fridge/freezer. LED strip mood lighting sets the scene of an evening whilst a very handy utility room is just off the kitchen.



Moving back into the entrance hall you will find a well equipped study with bespoke fitted cabinetry and desk unit. A downstairs WC concludes the ground floor where you also have access to an integral double garage with electric roller door. This is where the pressurised central heating system and water softener are housed.

A solid oak and glass panelled staircase rises to the first floor where a snug with with double height picture windows take full advantage of the coastal vistas. Sliding doors open out to a balcony; a great vantage point to watch the sun come up of a morning and the incredible sunsets of an evening.

Four good size bedrooms are found just off the main landing. The Master Bedroom overlooks the sea with full-height tilt and turn windows, built in mirrored wardrobes and an en-suite shower room. The back bedrooms open up onto a huge glass panelled balcony which benefits from the southerly aspect and views of the golf course.



The luxury family bathroom has been fitted out with a 'no expense spared' approach featuring a built in TV about the bath, a walk-in shower, twin basins and mood lighting that includes bespoke 'twilight' ceiling lights.

The house has also recently been upgraded to have an air conditioning system installed throughout and into every room, this can be used for heat or cold air.

The property occupies a generous plot with good frontage and a south facing rear garden which caters perfectly for those that like to dine al-fresco and entertain. A bar and hot tub are found on the sprawling block paved patio whilst the huge lawn provides plenty of room for the children to run around.



In addition, a timber built, insulated garden room with power and wifi is found at the bottom of the garden and has been used as an additional home office but would also make a great gymnasium. Two sheds are attached to the garden room providing great storage.

All in all, an exceptional luxury home in a location which is truly unrivalled. Call the exclusive sole agents, Kent Estate Agencies to arrange your viewing today.

Location:

Once coined as 'Mayfair by the sea' when aristocratic Londoners visited during summer, Westgate is a highly regarded coastal town, predominately of period architecture with its Victorian canopied shops offering a range of independent boutiques, mainstream supermarket cafe's, restaurants and bars. Westgate is also home to a magnificent 18-hole golf club, the grade II listed Carlton Cinema and a selection of both primary and secondary schools.

The à la mode town of Margate with its vibrant 'Old Town' is 1.7 miles away and offers a range of amenities, which are complemented by those found at Westwood Cross. The area provides a selection of well-regarded schools in both state and private sectors. Further leisure, cultural and educational facilities can be found in both the cathedral city of Canterbury and the harbour town of Ramsgate.

Westgate train station is close by and provides a frequent service for commuters straight through to London Victoria. Margate mainline station is 1.5 miles distant and provides direct links to London Victoria as well as the high speed Javelin service to London St.





Pancras.
The A299 is approximately 4.5 miles away providing excellent road links to London via the M2 at Brenley Corner.

Approved Property Details

Entrance Hall 15' 0 x 15' 9 At Maximum Points (4.58m x 4.81m)

Double glazed composite front entrance door. Designer radiator. Window. Under stairs storage cupboard. Power points. Balustrade staircase leading to first floor. Karndean flooring. Cloaks cupboard.



Cloakroom 7' 1 x 4' 8 (2.16m x 1.43m)

Suite in white comprising wash hand basin set into vanity unit and close coupled WC with concealed cistern. Frosted window to side. Karndean flooring.

Lounge 21' 10 x 13' 4 (6.66m x 4.07m)

Windows to front overlooking sea views. Two designer radiators. Power points. Bi-folding doors to rear garden. Karndean flooring. LED downlighters. Media wall with remote controlled gas fire.



Study 9' 7 x 9' 4 (2.93m x 2.85m)

Fitted bespoke office cabinetry. Windows to rear overlooking rear garden. Radiator. Power points. Karndean flooring. LED downlighters.

Kitchen/Diner 21' 10 x 21' 04 (6.66m x 6.51m)

The kitchen is planned with a matching range of wall and base units arranged on one wall. Double stainless steel sink unit. Quartz work surfaces with drainer grooves. Inset induction hob with extractor hood above and built-in 'NEFF' fan assisted electric ovens. 'NEFF' plate warming drawer'. 'NEFF' oven/microwave combination. 'Insinkerator' waste disposal unit. Air conditioning unit. Wine fridge. 'Quooker' hot water tap. Windows to side and rear overlooking rear garden. Power points. Karndean flooring. Corner bi-folding doors providing access to rear garden.



Utility Room 9' 0 x 6' 6 (2.75m x 1.99m)

Range of matching wall and base units. Under surface single drainer stainless steel sink unit. Quartz work surfaces. Power points. Karndean flooring. Door to side.

Landing



Snug 9' 3 x 7' 1 (2.82m x 2.16m)

Picture apex window to front overlooking sea views. Designer radiator. Sliding doors to balcony.

Front Balcony 9' 6 x 4' 0 (2.9m x 1.22m)

Master Bedroom 13' 10 x 13' 10 Plus Wardrobes (4.22m x 4.22m)

Sliding doors opening to a glass panelled Juliet balcony providing sea views. Designer radiator. Power points. Door to en-suite. Air conditioning.



En-Suite to Bedroom One 6' 11 x 4' 9 (2.11m x 1.45m)

Suite in white comprising fully tiled double shower cubicle, wash hand basin set into vanity unit and close coupled WC. Chrome heated towel rail. Partially tiled walls. Frosted window to front. Extractor fan. Shaver point.

Bedroom Two 13' 10 x 10' 5 (4.22m x 3.18m)

Built-in wardrobe cupboards. Power points. French doors to balcony. Air conditioning.

Bedroom Three 14' 2 x 9' 2 (4.32m x 2.8m)

Designer radiator. Power points. French doors to balcony. Air conditioning.

Bedroom Four 10' 10 x 8' 8 (3.31m x 2.65m)

Window to side. Radiator. Power points. Air conditioning.

Rear Balcony 23' 9 x 12' 2 (7.24m x 3.71m)



Glass panelled balcony overlooking the rear garden and golf course beyond.

Bathroom 8' 5 x 7' 9 (2.57m x 2.37m)

Suite in white comprising freestanding panelled bath with hand-held shower attachment, separate fully tiled shower cubicle with 'Grohe' electric power shower and close coupled WC with concealed cistern. Heated towel rail. Polished porcelain tiled walls. Frosted window to side. Polished porcelain tiled flooring. Extractor fan. 'WaterVue' built-in TV/multimedia screen. Feature LED strip ceiling lighting. LED sparkle lighting. Bluetooth wall mounted vanity mirror.



Integral Double Garage 17' x 15' 11 (5.19m x 4.86m)

Integral double garage. Remote electrically operated roller door. Power points and light. Wall mounted 'Vaillant' gas boiler.

Rear Garden 61' x 93' 7 (18.6m x 28.53m)

The rear garden enjoys a southerly aspect and is mainly laid to lawn with flower bed and shrub borders. Large block paved patio area with outdoor bar. Side access. External power points and lighting. Access to garden room.

Garden Room 13' 1 x 13' 1 (4m x 4m)

Power and light. Network cable in place. Insulated. Double glazed windows.



Front Garden & Driveway 64' 2 x 40' 7 (19.55m x 12.38m)

Contemporary landscaped front garden with shrub and flower borders. Large paved driveway providing extensive off-road parking and leading to an integral double garage. EV charging point.

Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the double garage and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed sealed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax Band G. The amount payable under tax band G for the year 2025/2026 is £4,118.75.

i:- The Council Tax Band website displays a review pending indicator. The indicator shows that improvements have been made to the property which might result in a tax band increase when a 'relevant transaction' next takes place, e.g. the property is sold.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

Agent Notes

Kent Estate Agencies gives notice for themselves and for the sellers of the property, whose agents they are that any floor plans, plans or mapping and measurements are approximate quoted in metric with imperial equivalents. All are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The measurements are provided in accordance with the R.I.C.S. Code of Measuring Practice 6th edition.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Prospective purchasers or lessees should seek their own professional advice. Kent Estate Agencies retain the copyright in all advertising material used to market this property.

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representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

For a free valuation of your property contact the number on this brochure.

Approximate Gross Internal Area
2540 sq ft - 236 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy performance certificate (EPC)

155, Sea Road
WESTGATE-ON-SEA
CT8 8QA

Energy rating

C

Valid until: 19 May 2025

Certificate number: 9218-8009-7245-3765-1994

Property type: Detached house

Total floor area: 173 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		