

99 Sea Road
Westgate-on-Sea



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A sensational coastal home offering a highly desirable lifestyle occupying a magnificent position with panoramic views across Westgate Bay

99 Sea Road is a substantial coastal residence in a fantastic setting above the beach. The attractive New England styling gives way to almost 6,000 sq ft of light-filled, well-appointed accommodation arranged across four levels, much of it enjoying exceptional sea views.

Steps rise to the main entrance, opening into an impressive reception hall. Literally the centrepiece of this stunning house, a striking curved oak staircase connects the lower and upper floors with circular galleried landings beneath a cupola flooding the space with natural light from above.

To the front of the house are two formal reception rooms. The generous sitting room has a contemporary fireplace, bay window and French doors opening onto an elevated terrace overlooking the bay. There is also a dining room, while to the rear, a comfortable drawing room and a 33 ft open-plan kitchen and breakfast room provide excellent spaces for everyday living and entertaining.

The lower ground floor offers further leisure accommodation, including a home gym, a cinema and games room, and a shower room with sauna.

The galleried first-floor landing opens onto a balcony with far-reaching coastal views and leads to four beautifully presented double bedrooms, including the impressive principal suite with its dressing room and en suite bathroom. A large family bathroom serves the remaining bedrooms on this floor.

Stairs continue to the second floor, where there are two further double bedrooms with eaves storage, a shared bathroom and access to an additional balcony.

Outside, a driveway to the front provides parking and access to the integral garage.

The south-facing rear gardens feature an elevated deck, lower terraces, areas of lawn and raised planting beds, together with an outdoor heated swimming pool and a summer house or studio with bi-fold doors opening onto the surrounding sun terrace.

5,810 sq ft (540 sq m) | Freehold
5 reception rooms | 6 bedrooms and 3 bathrooms
Swimming pool | Garage | Panoramic sea views

Guide price **£1,750,000**

Location

The property is situated in the coastal town of Westgate-on-Sea, between the villages of Birchington and the vibrant town of Margate. Westgate-on-Sea retains a genuine village atmosphere, with an Edwardian shopping parade of independent shops, cafés and everyday services at its heart. Margate is also close-at-hand, providing various further amenities, including extensive leisure and cultural facilities and a wealth of excellent cafés, bars and restaurants. Two wide sandy bays at West Bay and St Mildred's Bay are within easy reach.

Leisure facilities include the Westgate and Birchington Golf Club, while the Thanet Coastal Path passes directly through the town. Schooling is well catered for locally, with primary provision in the town and secondary schooling at nearby Ursuline College.

Westgate-on-Sea station provides rail services to London Victoria, Cannon Street and St Pancras International from around one hour and 45 minutes, while the A28 offers convenient road connections towards Canterbury and Ashford. The area has good access to Continental Europe via Eurotunnel and the Port of Dover.

Postcode region: CT8

General

Local Authority: Thanet District Council

Services: All mains services; gas heating.

Council Tax: Band G

EPC Rating: C

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Sea Road, Westgate-on-Sea

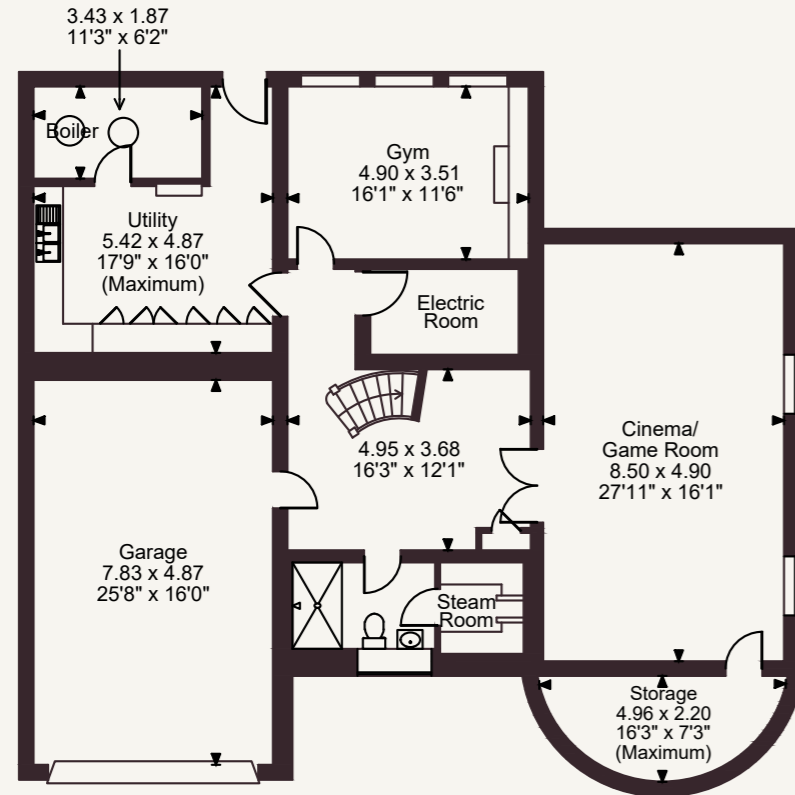
Main House internal area 5,810 sq ft (540 sq m)

Garage internal area 410 sq ft (38 sq m)

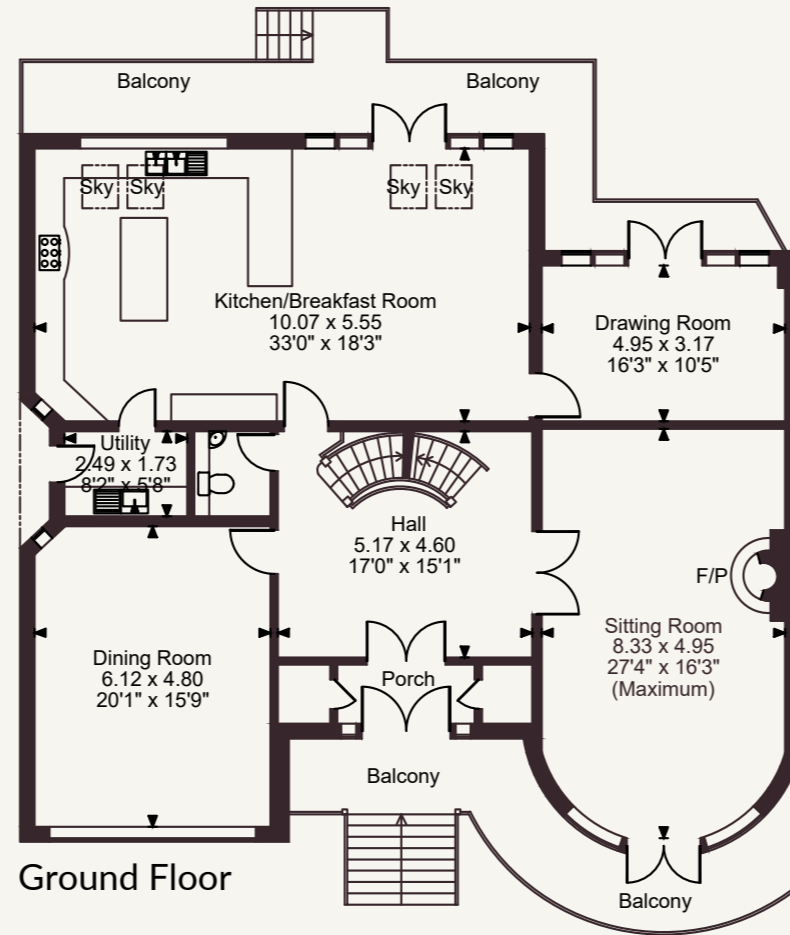
Outbuilding internal area 446 sq ft (41 sq m)

Balcony external area = 952 sq ft (88 sq m)

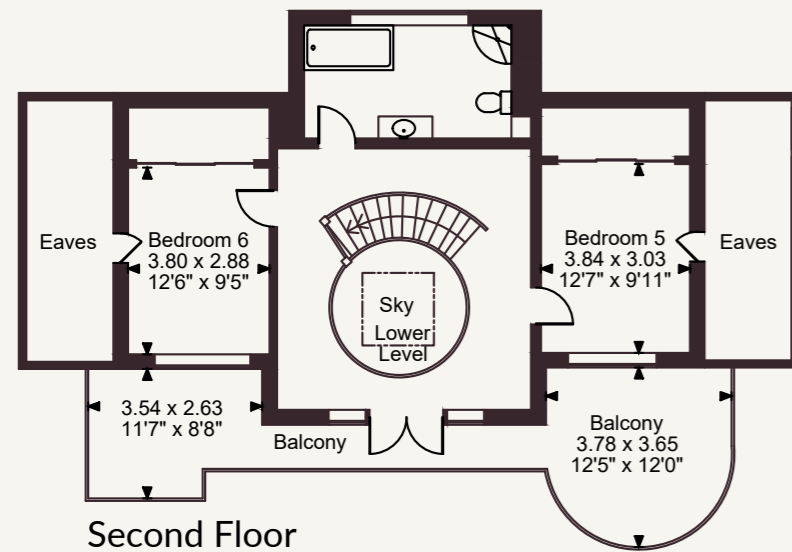
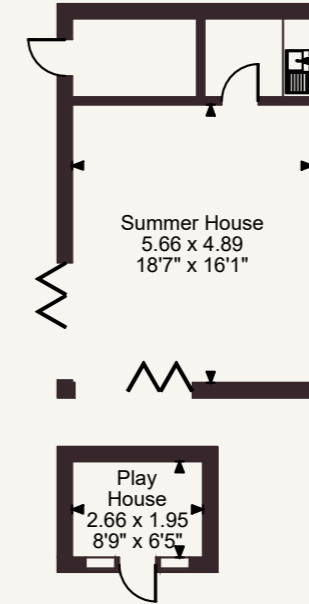
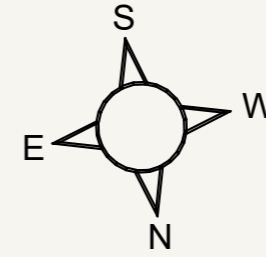
Total internal area 6,666 sq ft (619 sq m)



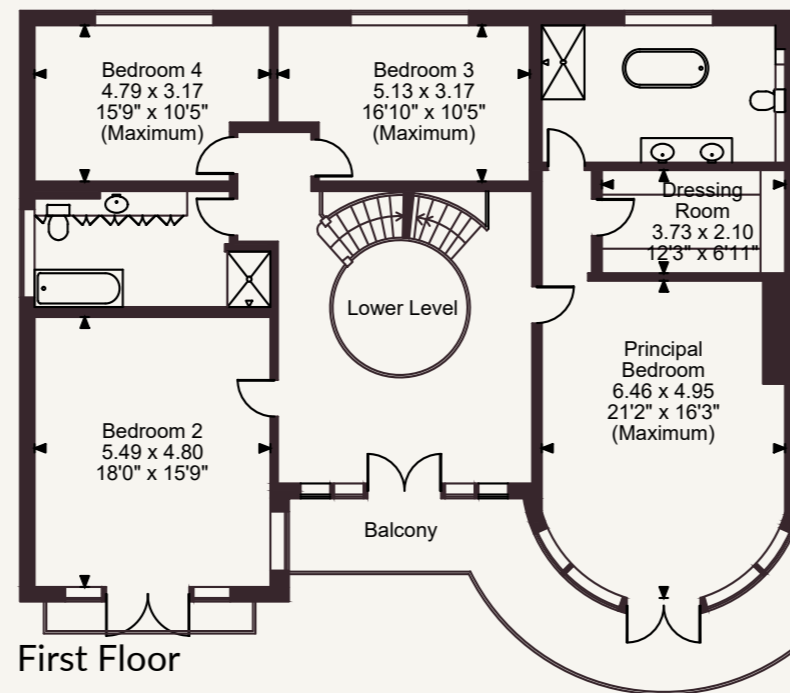
Lower Ground Floor



Ground Floor



Second Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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