



Oakwood homes[®]
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Property brochure



ADRIAN SQUARE
WESTGATE
KENT
CT8 8SU

Price: £170,000

2 Bedrooms

1 Reception

1 Bathroom

EPC E

Tenure LEASEHOLD
Council Tax A



birchington@oakwoodhomes.biz



01843 842233



www.oakwoodhomes.biz

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

OAKWOOD HOMES ARE DELIGHTED TO OFFER TO THE MARKET THE PERFECT FIRST TIME BUY OR HOLIDAY HOME OPPORTUNITY! Nestled in a beautiful square in the heart of the seaside town of Westgate-on-Sea, this 2 bedroom apartment is a fantastic purchase. The lounge has some beautiful features, including high ceilings, decorative coving and architrave. A beautiful bay window in the lounge boasts views of the green to the front. A kitchen, shower room and 2 bedrooms to the rear complete this home. CALL OAKWOOD HOMES TO BOOK YOUR VIEWING!

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The Mainline station provides access to London, approximately 1.5 hours travel time and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.



Accommodation

Hallway to:-

| | |
|-------------|---|
| Lounge | 13'04" (4.06m) 16'02" (4.93m) |
| Kitchen | 5'06" (1.68m) x 7'09" (2.36m) |
| Bedroom 1 | 13' (3.96m) x 11'09" (3.58m) not in to built in wardrobes |
| Bedroom 2 | 7' (2.13m) x 7' (2.13m) |
| Shower Room | 6'10" (2.08m) x 8' (2.44m) |

Lease remaining - 122 years
Maintenance £1,236 p.a including reserve fund
Ground rent - £500pa -Fixed



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Key Features

- Located in the heart of Westgate town
- 2 bedroom apartment with views over the green
- Ideal first time buy or holiday home
- Lovely features and bay window
- Train station, and local amenities nearby

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0019764/20230628/AWDP



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