



Flat 4, 74 Cuthbert Road, Westgate-On-Sea  
£130,000



# Flat 4

74 Cuthbert Road, Westgate-On-Sea

Miles & Barr are delighted to bring to the market this clean and contemporary, top floor apartment in the heart of Westgate. Accommodation will be typically set up as a large one bedroom apartment but is very versatile and could be utilized as a two bedroom should you use the large kitchen/diner as a complete entertaining space to incorporate the lounge as well. The bathroom is on the split level landing and has a bath, wash hand basin and low-level flush W/C.

Cuthbert Road is centrally located in Westgate and is just a short walk into the main high street with it's eclectic mix of pubs, restaurants and boutique shops. In the opposite direction you'll find the seafront at West bay with a beachfront café/restaurant, sandy beach and large promenade. Call Miles & Barr today to arrange your viewings now.

These property details are yet to be approved by the vendor.

## Identification Checks:

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. | We use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





#### **Entrance**

Leading to stairs to

#### **Bathroom**

5' 8" x 3' 11" (1.73m x 1.19m)

With bath, hand basin and WC.

#### **Landing**

With large cupboard

#### **Kitchen/Diner**

14' 4" x 12' 5" (4.37m x 3.78m)

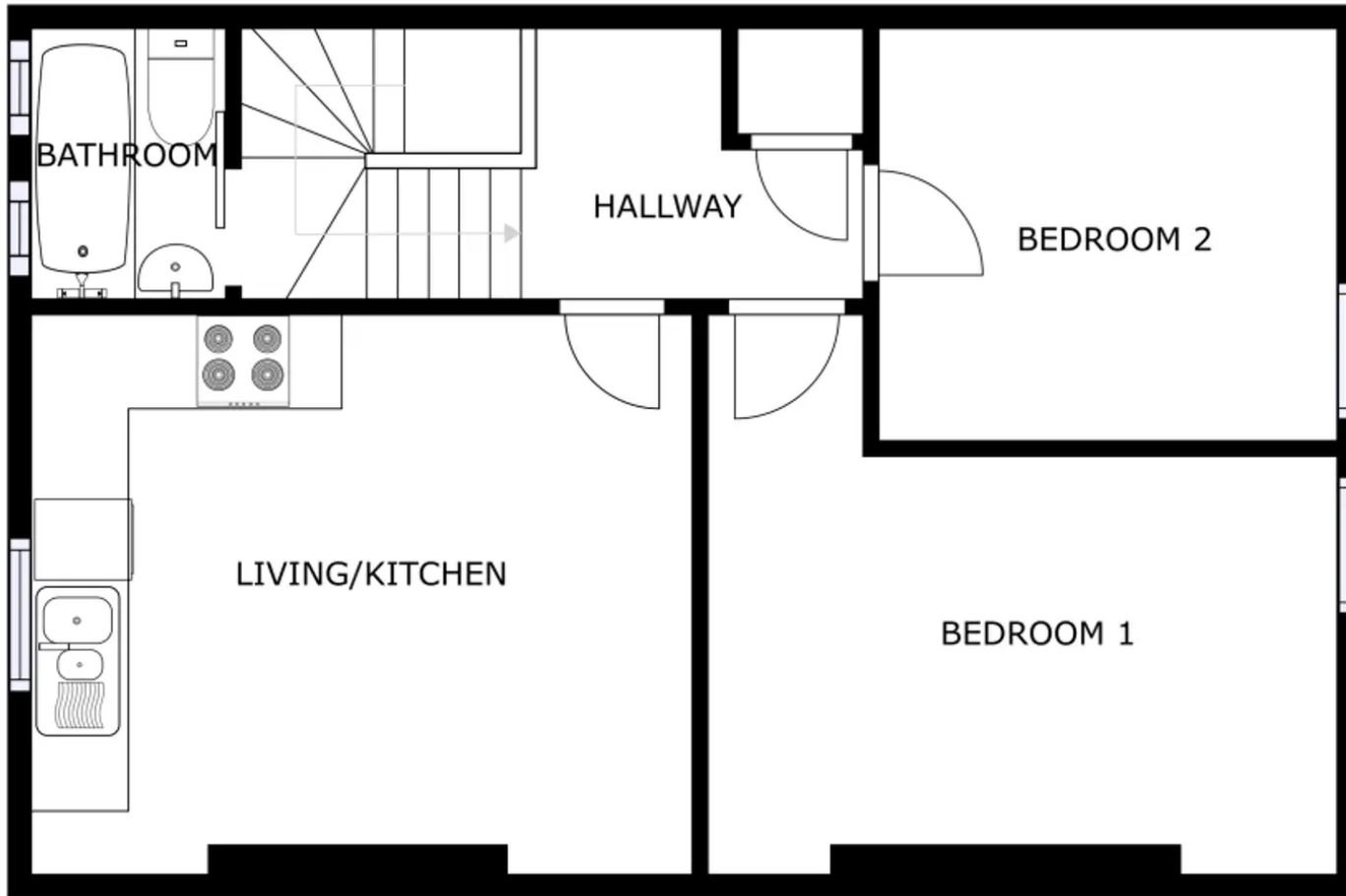
#### **Lounge or Bedroom**

13' 8" x 9' 2" (4.17m x 2.79m)

#### **Bedroom**

9' 11" x 9' 0" (3.02m x 2.74m)





GROSS INTERNAL AREA  
FLOOR 1: 538 sq ft  
TOTAL: 538 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)