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## Property brochure



SEA ROAD  
WESTGATE  
KENT  
CT8 8QG

Price: £280,000

2 Bedrooms

1 Reception

2 Bathrooms


Off Road Parking

EPC D

Tenure LEASEHOLD  
Council Tax B



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### The Property

Location, location, location. If a sea view apartment appeals to you, look no further! The property comprises two double bedrooms, one benefiting from an en-suite, a family bathroom and lounge/kitchen/diner with sea views. Further benefits include private entrance, off road parking and a courtyard garden. Situated in the beautiful seaside town of Westgate, the beach is literally over the road and a selection of cafes, restaurants and amenities including the train station near by. This simply has to be viewed. CALL OAKWOOD HOMES TO BOOK YOUR APPOINTMENT!

### 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

Private Entrance to -

Hallway

Lounge/Kitchen/Diner

22'09" (6.93m) x 18'05" (5.61m)

Bedroom 1

11'9" (3.58m) x 8' (2.44m)

En-suite

Bedroom 2

14' (4.27m) x 8'08" (2.64m)

Bathroom

8'07" (2.62m) x 6' (1.83m)

Courtyard Garden

Grade 2 Listed Building

982 years left on lease

Lease commencement date 24th June 2006 for 999 years to 23rd June 3005

1/6th of freehold - information provided by Benefield Cornford



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### Key Features

- 2 bedroom ground floor apartment
- Share of freehold
- 982 years on lease
- Sea views
- Private parking
- Courtyard garden
- Open plan living space
- En-suite off master bedroom
- Ideal holiday home

### 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. BIR0022009/20230628/AWDP



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