



Thomas  
jackson  
ESTATE AGENTS



44 Dunstan Avenue

Westgate-on-Sea, CT8 8HT

- First Floor Flat
- Purpose Built
- One Double Bedroom
- GCH and DG

£139,995

EPC Rating '74'







## Property Description

### THE PROPERTY

Thomas Jackson are delighted to offer for sale this lovely, first floor, purpose built flat. A well-presented communal hallway and stairs lead up to the first floor landing. The property itself is presented as a spacious entrance hallway with two built in storage cupboards, a sitting room with a door that leads to the kitchen diner, a large double bedroom as well as a shower room and WC. The property boasts as central heating. Westgate town has everything that you could need as well as the well-regarded sandy beaches of West bay.

### COMMUNAL ENTRANCE

security entry phone system, stairs to first floor landing.

### ENTRANCE HALLWAY

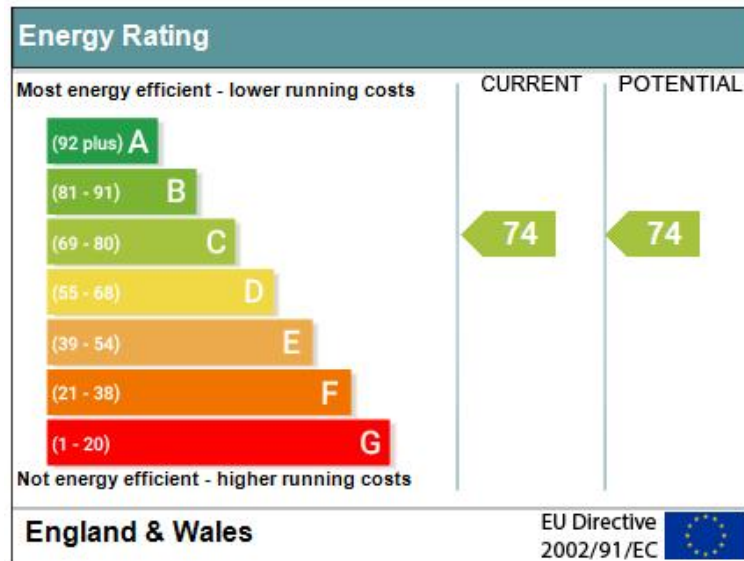
Double glazed entrance door, access to loft space, entry phone system, two storage cupboards, doors to:-

### SITTING ROOM

14' 03" x 10' 10" (4.34m x 3.3m) Coved ceiling, double



Address: 44 Dunstan Avenue, WESTGATE-ON-SEA, CT8 8HT  
 RRN: 1434-2322-9300-0076-5226



glazed window to the front, radiator, TV point, electric fire suite, door to:-

#### KITCHEN DINER

13' 01" x 9' 01" (3.99m x 2.77m) Maximum measurements to include a range of fitted base units, space for washing machine, dishwasher, fridge freezer and a free standing gas cooker, work surface over inset with stainless steel sink and mixer tap, ceramic tiled splash backs, double glazed window, wall mounted gas boiler, radiator.

#### BEDROOM

11' 02" x 10' 01" (3.4m x 3.07m) Measurements to include a range of fitted wardrobes and over bed storage, radiator, TV point, double glazed window.

#### SHOWER ROOM WC

Suite comprises corner shower enclosure with an electric shower unit over, wash basin and a low level WC, heated towel rail ceramic tiling, double glazed window.

#### AGENTS NOTES

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error. The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

#### SERVICE CHARGE

Ground rent £10 PA  
 Service Charge £600 PA  
 Lease remaining 92 years

#### COUNCIL TAX

Council Tax Band A  
 Council Tax Cost (£PA) £1,462.68

#### ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

