



Oakwood homes[®]
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Property brochure



BEACH RISE
WESTGATE
KENT
CT8 8AB

Price: £139,995

1 Bedroom

1 Reception

1 Bathroom

EPC C

Tenure LEASEHOLD
Council Tax A



birchington@oakwoodhomes.biz



01843 842233



www.oakwoodhomes.biz

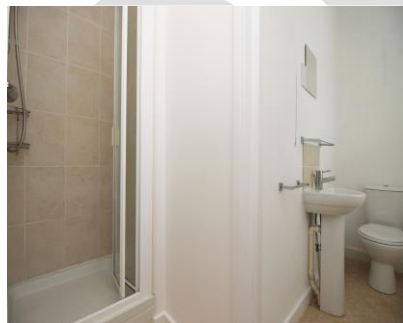
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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

Chain free with sea views and a stone's throw away from the beach, this one bedroom apartment is the ideal property for a variety of buyers. The perfect holiday home to escape from the hustle and bustle of life, first time buy, or downsize. Accommodation comprises one bedroom, lounge, kitchen and shower room. There is on street parking and the property is literally around the corner from the beach and two very popular cafe bars, as well as a walk into Westgate town. Viewing is highly advised! Call Oakwood homes today.

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

Lounge	13'7" (4.14m) x 8'7" (2.62m) with beautiful direct sea views
Bedroom	11'7" (3.53m) x 9'7" (2.92m) with in built wardrobes and direct sea views
Kitchen/Diner	14'3" (4.34m) x 8'11" (2.72m)
Shower room and W.C	

Material Information

Lease 199 years from 9th December 1982 with 158 years left.

Ground rent £1 a year.

Service charge £50 a year.

Lighting and insurance payment approximately £250 - £300 per annum.

The vendor has advised that holiday let is permitted.

The vendor has advised that pets are permitted.

Free on street parking.

The owner has been unable to confirm whether the property has broadband facilities



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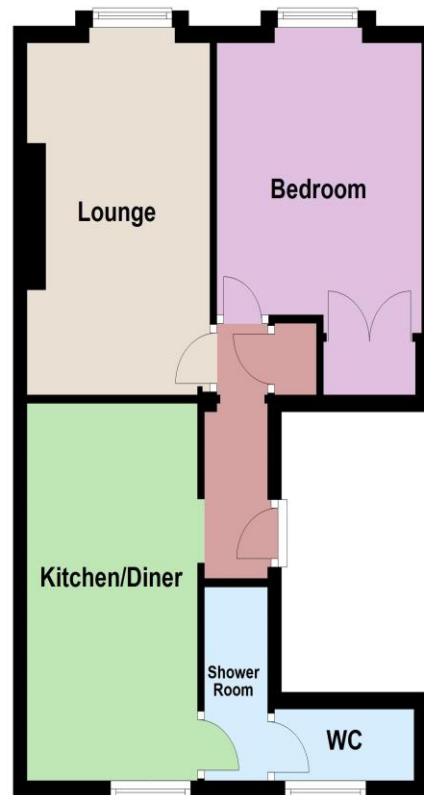
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First Floor



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Key Features

- Chain free
- Apartment with sea views from lounge and bedroom
- Around the corner from sandy beaches
- A walk in to Westgate town
- Ideal holiday retreat
- Ideal first time purchase

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. BIR0022101/20240312/AWDP



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