

Property brochure



SEA TOWER SOUTH
SUSSEX GARDENS
WESTGATE
KENT
CT8 8DU

Price: £300,000

2 Bedrooms

1 Reception

1 Bathroom

Allocated parking space

EPC C

Tenure LEASEHOLD
Council Tax C

 birchington@oakwoodhomes.biz

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 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

Sea views, allocated parking and share of freehold! This is a fantastic opportunity to own a two bedroom top floor purpose built apartment, close to the beach and amenities of Westgate. The modern interior comprises open plan lounge/diner and kitchen, two double bedrooms both with built in wardrobes, and a bathroom. There are sea views from the lounge, and the apartment comes with under floor heating, plus a phone entry system. The town is a walk away, and benefits from a train station, and lots of lovely shops, bars and restaurants. A beautiful sandy beach is a few steps away, and you can walk the coastline towards Birchington, or Margate and beyond. An ideal buy to let, downsize, or first time purchase, 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.

Accommodation

Entrance

Open plan Lounge/diner

Lounge/diner section 16' (4.88m) 10'6" (3.20m) with sea and beach views.

Kitchen Section 11' (3.35m) x 7' (2.13m)

Hallway to -

Bedroom 1 12'8" (3.86m) x 12' (3.66m) plus built in wardrobes.

Bedroom 2 12'8" (3.86m) x 8'7" (2.62m) plus built in wardrobes.

Bathroom 7'6" (2.29m) x 7'6" (2.29m)

Material Information - the vendor has advised the following -

1/6 Share of freehold.

No ground rent.

£1,800pa Maintenance charge

125 years lease with 108 years remaining.

Electricity only - under floor heating.

Broadband fibre to the flat.

Allocated parking

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Key Features

- Beautiful sea view apartment
- Allocated parking
- 2 double bedrooms
- Modern open plan design
- Great location to the town, train station and amenities
- Fabulous holiday home
- Share of freehold
- 108 years on lease

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. BIR0023 | 53/20240403/AWDP



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