



Oakwood homes<sup>®</sup>  
putting people first

## Property brochure



BASEMENT FLAT  
SEAVIEW TERRACE  
MARGATE  
KENT  
CT9 5BJ

Price: £275,000

2 Bedrooms


1 Reception

1 Bathroom


EPC C

Tenure LEASEHOLD  
Council Tax A



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### The Property

A BEAUTIFULLY PRESENTED AND GOOD SIZED LOWER GROUND FLOOR 2 BEDROOM APARTMENT ON THE SEA FRONT IN WESTBROOK. With a share of the freehold along with a private courtyard garden this apartment in a listed building should be top of your viewing list. This home has its own entrance with a lovely bright open plan living room/kitchen along with 2 generous bedrooms and a bathroom. There is central heating and double glazing, along with the split level south facing courtyard garden. Westbrook beach is across the road and there are local shops plus easy access to the station. No chain

### Location

Located on Sea View Terrace which has access to Westbrook beach, as well as having a good selection of local shops close by. The station is only 200m away with good links to London and beyond, and across the main sands is the Old Town with a great selection of bars and restaurants.

### Accommodation

Porch

Hallway

Open Plan Living Room/Kitchen

Living Area 17'0" (5.18m) x 12'2" (3.71m)

Kitchen Area 10'2" (3.10m) x 5'6" (1.68m)

Bedroom 1 13'5" (4.09m) x 7'10" (2.39m)

Bedroom 2 11'2" (3.40m) x 9'10" (3.00m)

Bathroom 7'0" (2.13m) x 5'6" (1.68m)

### OUTSIDE

2 tier court yard garden

### Lease details

Lease Remaining - 107 years

25% share of freehold

Ground rent - Peppercorn

Maintenance Charges - approx £1800 including buildings insurance

Broadband is delivered via fibre to the house



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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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DRAFT

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### Key Features

- On Westbrook sea front
- Lower ground floor
- 2 bedrooms
- Share of freehold
- Private courtyard garden
- Open plan living room/kitchen
- Beautifully presented
- Close to shops & station
- No chain

### 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. MAR0023065/20240627/DGDP



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