



Oakwood homes[®]
putting people first

Property brochure



HUNDREDS HOUSE
28 LINKSFIELD ROAD
WESTGATE
KENT
CT8 8EZ

Price: £269,995

.....
2 Bedrooms

.....
1 Reception

.....
1 Bathroom

.....
Allocated Parking

.....
EPC B

.....
Tenure LEASEHOLD
Council Tax C



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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

Situated on the first floor of the desirable Hundreds House, this modern two-bedroom apartment offers everything a homeowner could need. Located just a 15 minute walk from Westgate town centre, with its charming high street and local amenities, the property also benefits from excellent bus and road links, providing easy access to Canterbury, Margate, and other popular destinations. Being on the first floor, the apartment can be accessed via a lift and is just 2 years old, remaining under the developer's new-build warranty. Inside, you'll find a spacious living room and a fully equipped kitchen with integrated appliances. The main bedroom is a generous double with its own en-suite shower room, while the spacious second bedroom can be used for guests or as a home office, depending on your needs. A sleek family bathroom and a separate utility room complete the layout, offering practicality and style throughout. The property also features an allocated parking space and boasts a long lease, making it an attractive option for homeowners and investors alike. Located just 0.5 miles from the beach, you'll have sandy shores and scenic views all close by.

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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. Westgate and Birchington Golf Club is just a few minutes walk away. 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

Hallway	23'7" (7.19m) x 7'3" (2.21m) (maximum measurements)
Open Plan Living Space	23'5" (7.14m) x 12'3" (3.73m)
Utility Room	4'11" (1.50m) x 6'4" (1.93m)
Bathroom	9'2" (2.79m) x 6' (1.83m)
Bedroom	17'2" (5.23m) x 9'8" (2.95m)
En suite	8' (2.44m) x 4'5" (1.35m)
Bedroom	15'2" (4.62m) x 9'2" (2.79m)

OUTSIDE

Communal Garden

Allocated parking. EV charging.

Internet connection is provided via fibre to the house

8 years Builder's warranty remaining

999 year lease from December 2021

1/13th share freehold

£1,200 p.a maintenance

No holiday or air BnB lets

Shared drive with maintenance split 1 third Hundred's House, 2 thirds care home



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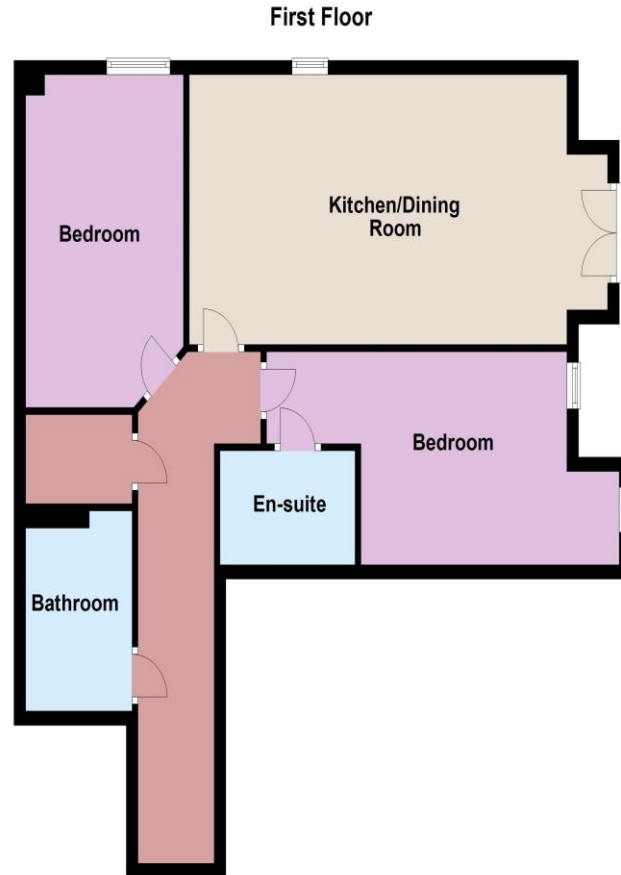
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Key Features

- 2 year old apartment
- New build warranty
- Allocated parking
- Lift access
- Public transport links on your door step
- Easy access to Canterbury, Margate and other popular areas
- Utility room
- Westgate town centre 0.5 miles away
- Sandy beaches a short walk away

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. BIR0024337/241231JLCW



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