

The Knot

Beach Road
Westgate-On-Sea
Kent, CT9



Stunning individual apartments | 2 & 3 Bedrooms | Yards from sandy beaches

Open plan living | Contemporary kitchens | designer bathrooms | Allocated parking

Prices £225,000 - £360,000

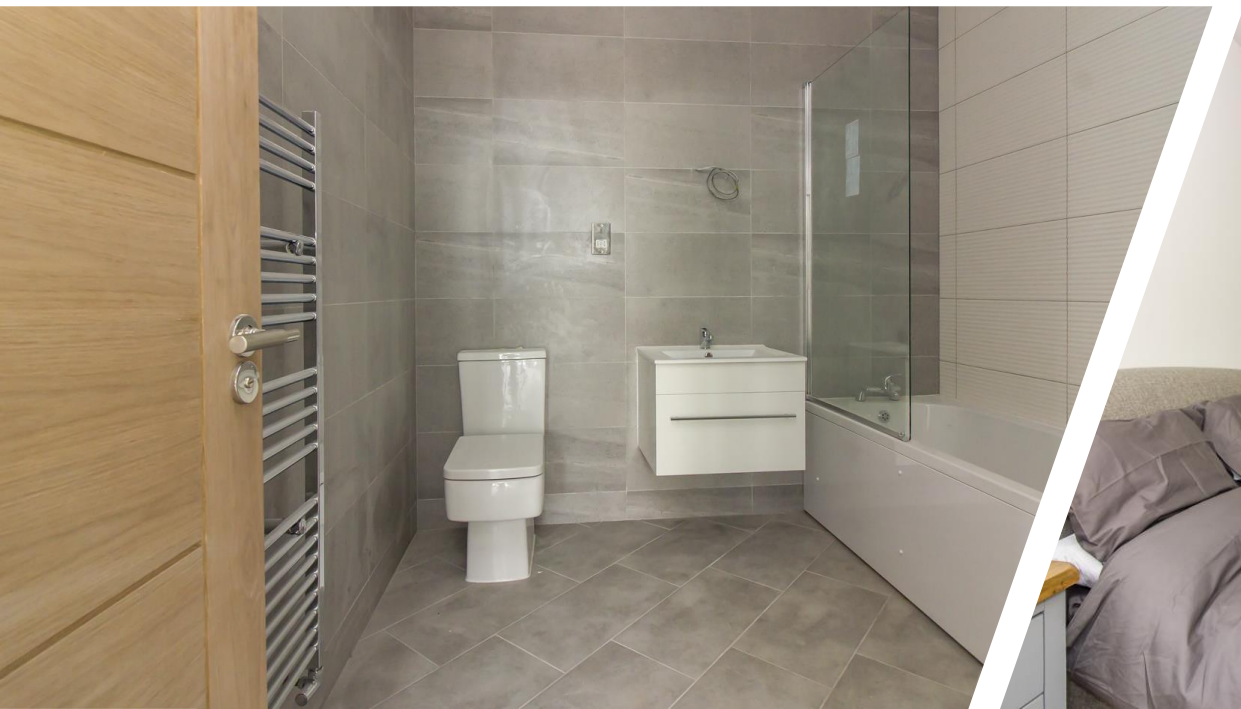


The Knot is only a very short distance from the clifftop above the Blue Flag St Mildred's Bay with its sandy beach, promenade and tidal pool. While nearby activities include tennis courts and golf course. You can walk to the centre of Westgate with its parade of historical canopied shops, restaurants and the 100 year old Carlton cinema where you can watch all the latest films at very reasonable prices.

Just yards from the seafront in Westgate is The Knot in the aptly named Beach Road. Formerly a well known pub it has now been redeveloped to become seven very attractive and spacious apartments and penthouse with the prospect of additional dwellings being added in the future.

Retaining some of the special period features incorporated in the original building such as the high ceilings, the bay windows at the front of the property and the charming stained glass window on the ground floor provides a flavour of times past. However, each apartment is being constructed to a very high standard and will provide everything needed for contemporary living, from en-suite bathrooms and open plan living areas, Italian made kitchens to large built in storage facilities and allocated parking.

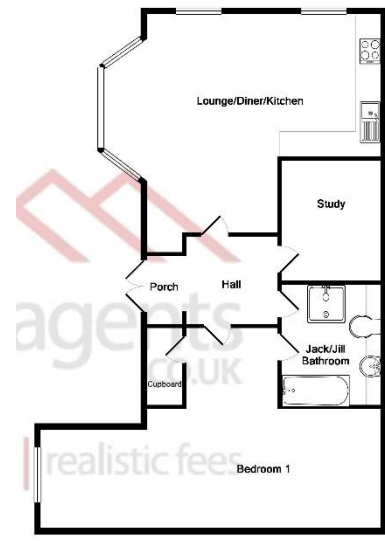






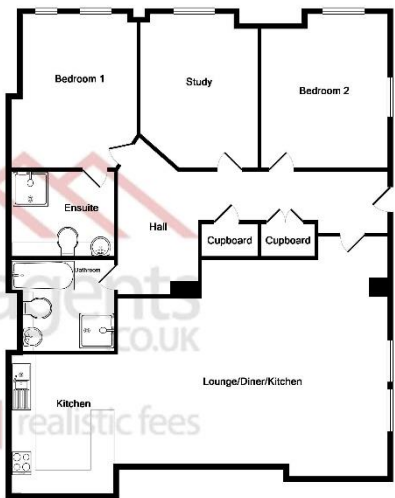
Apartment 1. Lower Ground Floor

Total Approx. Floor Area 100.7 Sq.M. (1084 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Apartment 2. Ground Floor

Total Approx Floor Area. 86 Sq.M (922 Sq Ft).
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 Illustrative purposes only.



Apartment 3. Ground Floor

Total Approx Floor Area. 120 Sq.M (1291 Sq Ft).
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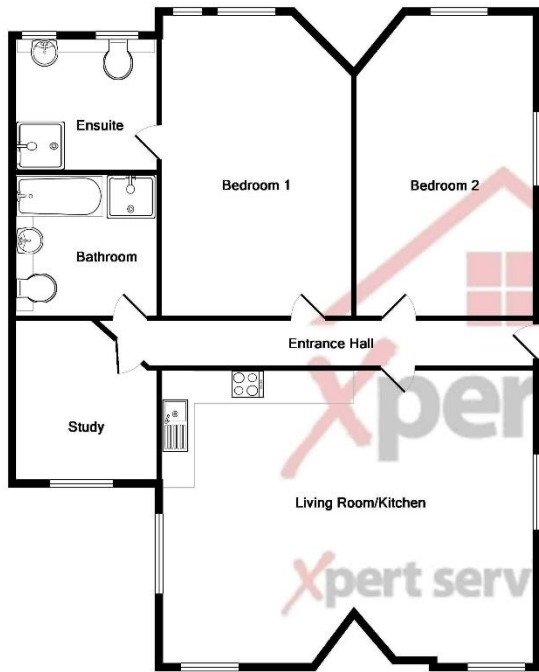
Apartment 4. Ground Floor

Total Approx Floor Area. 100 Sq.M (1073 Sq Ft).
 Measurements are approximate. Not to scale.
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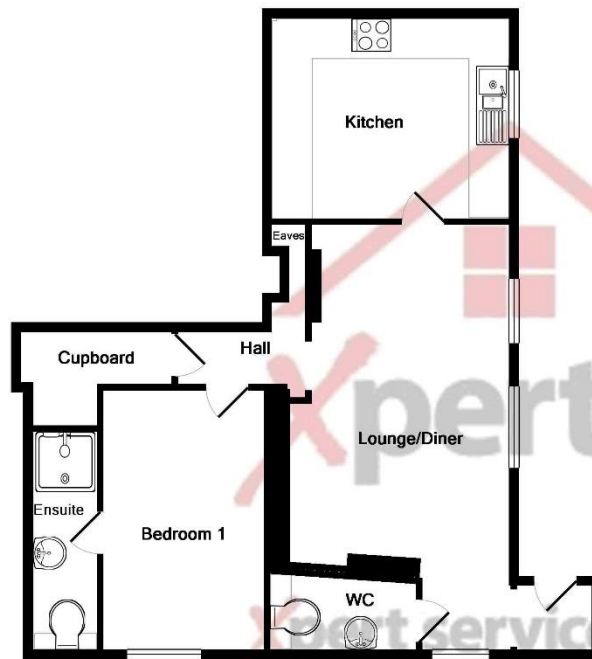
On the ground floor there are three flats, each with their own separate external entrance. One of the rear ground floor apartments includes an entrance hall with stairs to one of the apartments on the first floor. There is a large wet room and two double bedrooms including the master with en suite facilities. The large open plan kitchen/living room with an unusual skylight providing plenty of additional natural light. The second rear ground floor apartment includes a large entrance hall with two double storage cupboards and leads to a double bedroom and the master bedroom with en suite facilities and also to the large, open plan living room/kitchen. The front ground floor flat is approached via the main front door and includes a good sized porch leading to the inner hall with its attractive stained glass window. There is a master bedroom with direct access to the Jack and Jill bathroom and a good sized second bedroom that could also be used as an office for anyone working from home. The open plan living space is enhanced by the bay window and includes a large kitchen area.





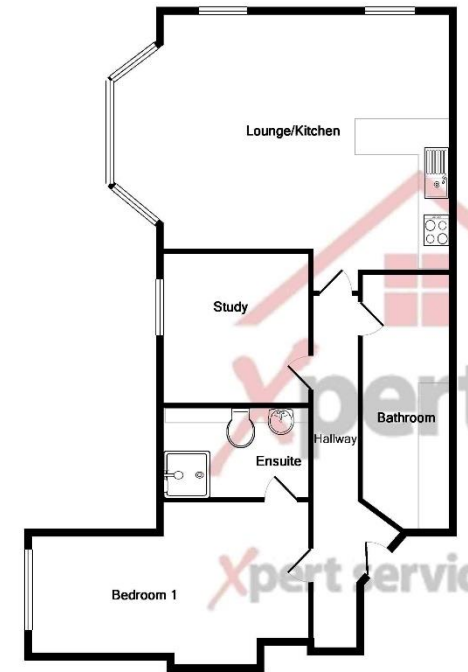
Apartment 5. First Floor

Total Approx Floor Area. 126 Sq.M (1356 Sq Ft).
 Measurements are approximate. Not to scale.
 Illustrative purposes only.



Apartment 6. First Floor

Total Approx Floor Area. 64 Sq.M (685 Sq Ft).
 Measurements are approximate. Not to scale.
 Illustrative purposes only.



Apartment 7. First Floor

Total Approx Floor Area. 84 Sq.M (900 Sq Ft).
 Measurements are approximate. Not to scale.
 Illustrative purposes only.

An internal central staircase provides access to two of the first floor apartments. One of these has a well proportioned living room/kitchen together with a family bathroom as well as a very large master bedroom with a sizeable en suite bathroom and a further double and single bedroom that would also make an excellent home office. The front first floor apartment includes an open plan kitchen/living room with a bay window providing glimpses of the sea and an arched hallway leading to the family bathroom, a double bedroom and the master with en suite facilities and plenty of storage cupboards. The third flat on the first floor is accessed from the rear ground floor entrance hall and includes a separate living room together with a kitchen/diner, a family bathroom and two double bedrooms, one being the master with en suite facilities together with a separate cloakroom.





No	Location	Type	sq m	sq ft	Build Type	Price
1	Lower Ground floor	2 - 3 Beds / 1 - 2 Receptions / 2 Bath	113	1,215	Conversion	325000
2	Ground floor	1 - 2 Beds / 1 - 2 Receptions / 1 Bath	86	922	Conversion	285000
3	Ground floor	2 - 3 Beds / 1 - 2 Receptions / 2 Bath	120	1,291	Conversion	360000
4	Ground floor	1 - 2 Beds / 1 - 2 Receptions / 2 Bath	100	1,073	Conversion	295000
5	First floor	2 - 3 Beds / 1 - 2 Receptions / 2 Bath	126	1,356	Conversion	360000
6	First floor	1 Bed / 1 Bath	64	685	Conversion	225000
7	First floor	1 - 2 Beds / 1 - 2 Receptions / 2 Bath	84	900	Conversion	270000
8	Ground Floor	AWAITING RELEASE	-	-	Conversion	TBC
9	First Floor	AWAITING RELEASE	-	-	Conversion	TBC
10	First Floor / Second	AWAITING RELEASE	-	-	Conversion	TBC
11	Penthouse	AWAITING RELEASE	-	-	New build	TBC

Lease information. Lease term – 125 Years. Ground Rent – TBC. Maintenance – TBC.



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