



Price

£269,995

**Leasehold - Share
of Freehold**

2 x 

2 x 

2 x 

**Hundreds House,
Linksfild Road,
Westgate-On-Sea**

*** JUST REDUCED *** Lovetts are pleased to bring to market this modern two-bedroom apartment in Hundreds House, Westgate on Sea. Located on the first floor, this property benefits from having lift access to all floors, this two-year-old apartment is still under the developer's warranty.

The apartment includes a spacious living room, a fully equipped kitchen with built in oven, induction hob & Hood. The main bedroom is a large double with an en-suite shower room, and a second bedroom suitable for guests or a home office. There's also a modern family bathroom and a separate utility room for added convenience.

The property comes with an allocated parking space and is 0.5 miles from the town centre and beach. With a long lease and reasonable service charges, it's an amazing choice for homeowners or investors.

Westgate-on-Sea offers sandy beaches, a scenic high street, and easy access to London via the train station. For more details or to arrange a viewing, contact us on 01843 230 960 or email enquiries@lovetts.net



Lovetts Birchington Ltd. Trading as Lovetts Property Services
Registered Office – 13 Station Road, Birchington, Kent, CT7 9DJ
Reg. In England No. 4264378 VAT No.785 158296
Directors: Richard Crosby MNAEA & Tracey Crosby





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- EPC Rating - B
- Available Now
- First-floor luxury apartment
- Share of Freehold
- Lift Access to All Floors
- Allocated Parking
- 0.6 Miles to Train Station
- Open Plan Kitchen/Diner
- Close to Local Amenities



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**Hundreds House, Linksfield Road,
Westgate-On-Sea, CT8 8EZ**

Total Floor Area Approximately – 78 m²

- Living Room/ Kitchen - 7.14m x 3.73m
- Bedroom One - 5.23m x 2.95m
- En-suite - 2.39m x 1.55m
- Bedroom Two - 4.65m x 2.79m
- Bathroom - 2.79m x 1.8m
- Utility - 1.8m x 1.22m

This Floor plan is for illustrative purposes only, and should be used as such by any potential purchaser. All measurements are approximate and all parties must rely on their own inspection

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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