



37 St. Augustines Park, Westgate-on-Sea, CT8 8EN

GUIDE PRICE £240,000 to £250,000



## 37 St. Augustines Park, Westgate-on-Sea, CT8 8EN

Situated within the sought-after St Augustines Park development in Westgate-on-Sea, this beautifully presented two-bedroom maisonette offers a rare opportunity for those seeking a home with both character and convenience. With its own private front door and no shared access, this property provides a sense of independence often hard to find in apartment living.

The interior is bright, modern and well-maintained throughout, featuring a spacious open-plan living and dining area that creates a welcoming and airy atmosphere. Large windows allow natural light to flood the space, enhancing the sense of openness. The contemporary kitchen is well-equipped offering ample storage and preparation space, perfect for those who enjoy cooking and entertaining.

Both bedrooms are generously sized with the principal bedroom benefiting from plenty of room for furnishings, while the second bedroom is ideal as a guest room, home office or additional living space. The bathroom is finished to a high standard complementing the overall modern appeal of the home.

Externally the property benefits from allocated parking, ensuring convenience for residents. Additionally there is useful external storage, perfect for housing bikes, outdoor equipment, or seasonal belongings. With a long lease and low charges this maisonette presents a fantastic opportunity for first-time buyers, down-sizers or those seeking a coastal retreat.

Located just a short walk from the seafront, local shops, and excellent transport links, this home combines peaceful residential living with easy access to all the amenities Westgate-on-Sea has to offer.







## GROUND FLOOR -

Private entrance & stairs

## FIRST FLOOR -

Living Room - 5.41m x 4.52m (17'9" x 14'10")

Kitchen - 2.39m x 2.29m (7'10" x 7'6")

Bedroom One - 3.61m x 3.05m (11'10" x 10'0")

Bedroom Two - 3.51m x 2.21m (11'6" x 7'3")

Bathroom - 2.49m x 1.68m (8'2" x 5'6")

## EXTERNAL -

Store - 3.07m x 0.99m (10'1" x 3'3")

Allocated Parking

## TENURE -

Leasehold with 981 years remaining  
(999 years from and including 1 August 2007)

\*Ground Rent: £250 PA

(doubles every 25 years, next increase 2032)

\*Service Charge: £908.43 PA

## COUNCIL TAX -

Thanet District Council

Band C (£2,196.66 PA)

## EPC RATING -

81 | B

## SERVICES -

All mains services are connected to the property

## HEATING -

Gas Central Heating

## BROADBAND -

Fibre to the cabinet broadband available

## LISTED BUILDING -

No









CONSERVATION AREA -  
Yes

PARKING -  
Allocated parking space

OUTSIDE SPACE -  
Allocated parking, store

RESTRICTIONS, RIGHTS AND EASEMENTS -  
To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. Standard leasehold covenants/ easements may apply. We recommend that you verify all details with your legal representative.

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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Room measurements are maximum unless otherwise stated. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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





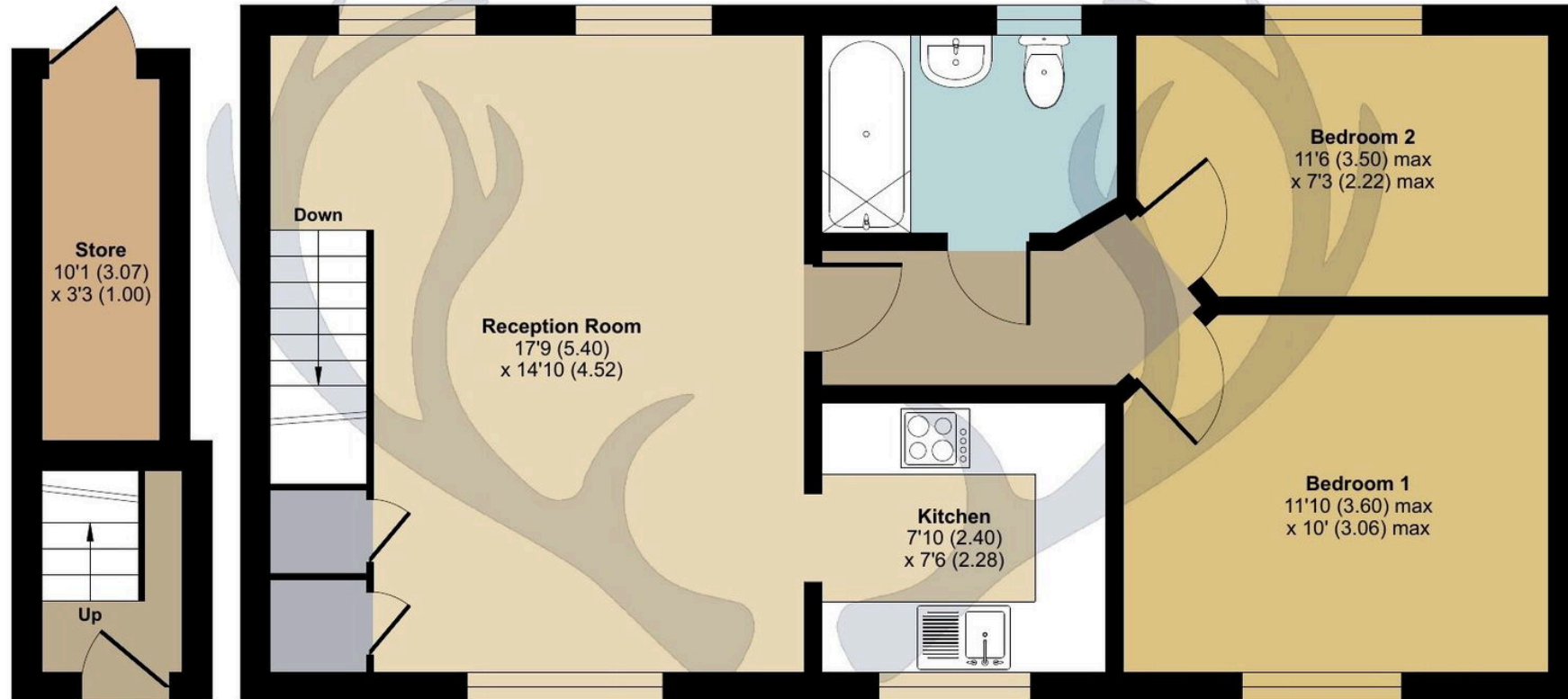
# St. Augustines Park, Westgate-on-Sea, CT8

Approximate Area = 651 sq ft / 60.4 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 684 sq ft / 63.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1261110

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