



5, Nelson Villas, Quex Road, Westgate-on-Sea, CT8 8BN

Offers Over £200,000

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Located just moments from the heart of Westgate-on-Sea, this well-presented ground floor apartment offers a rare combination of private access, integral garage and a bright, spacious layout throughout. Positioned on Quex Road — a quiet, central location just a short walk from the town centre, shops, seafront and mainline railway station — this two-bedroom home provides a perfect base for commuters, downsizers or anyone looking to enjoy the best of coastal living with everyday convenience on the doorstep.

The property is accessed via its own private entrance, leading into a welcoming hallway and through to a generous open-plan living/dining room and kitchen, ideal for modern living and entertaining. The main bedroom is a great size and benefits from an en-suite shower room, while the second double bedroom is served by a stylish main bathroom. An integral garage provides secure parking or excellent storage and the home overall is in good decorative condition, ready to move into.

Situated on the ground floor of a modern, well-maintained building, this leasehold apartment also benefits from a long lease, with all the comforts of gas central heating and double glazing. Whether you're starting out, investing, or looking for a peaceful home close to the town and station, this smart and spacious flat ticks all the right boxes.

Westgate-on-Sea is a treasure with its sandy beaches and picturesque high street. Victorian canopies shadow charming shops, a traditional butcher, and a greengrocer. The local train station offers links to London, the town's cinema and diverse eateries provide ample leisure and dining options. Nelson Villas is truly a gem in a locale that fulfils every need, effortlessly blending coastal charm with convenience.





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GROUND FLOOR -

Hallway

Living Room - 6.25m x 4.5m (20'6" x 14'9") maximum

Bedroom One - 5.41m x 3m (17'9" x 9'10")

Ensuite - 1.75m x 1.5m (5'9" x 4'11")

Bedroom Two - 3.12m x 2.97m (10'3" x 9'9")

Bathroom - 2.16m x 1.83m (7'1" x 6'0")

Integral Garage - 5.77m x 2.59m (18'11" x 8'6")

TENURE -

Leasehold

979 years remaining on lease // 999 years from 1 January 2006

Ground rent - NIL (one peppercorn)

Service charge - £1,345 per year, paid every 6 months in advance

(equivalent of £112.08 per month)

COUNCIL TAX -

Thanet District Council

Band B (£1,922.09 PA)

EPC RATING -

77 | C

SERVICES -

All mains services are connected to the property

HEATING -

Gas Central Heating

BROADBAND -

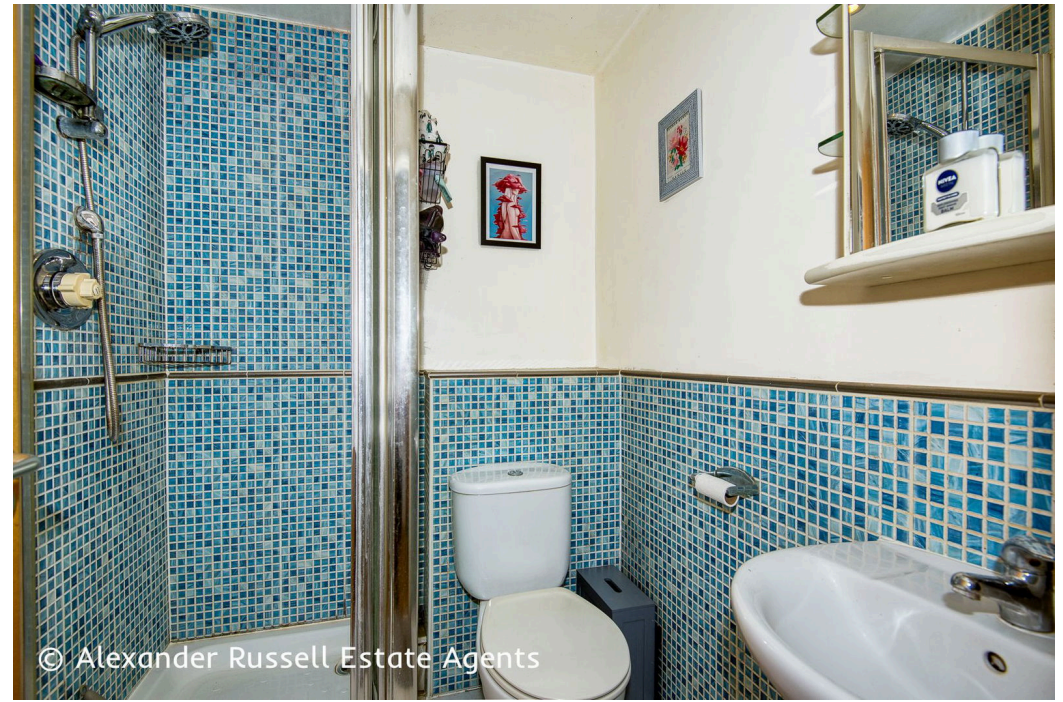
Full fibre broadband available

LISTED BUILDING -

No

CONSERVATION AREA -

Yes



PARKING -
Single garage

OUTSIDE SPACE -
N/a

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 may apply. We advise that you verify all details with your legal representative.

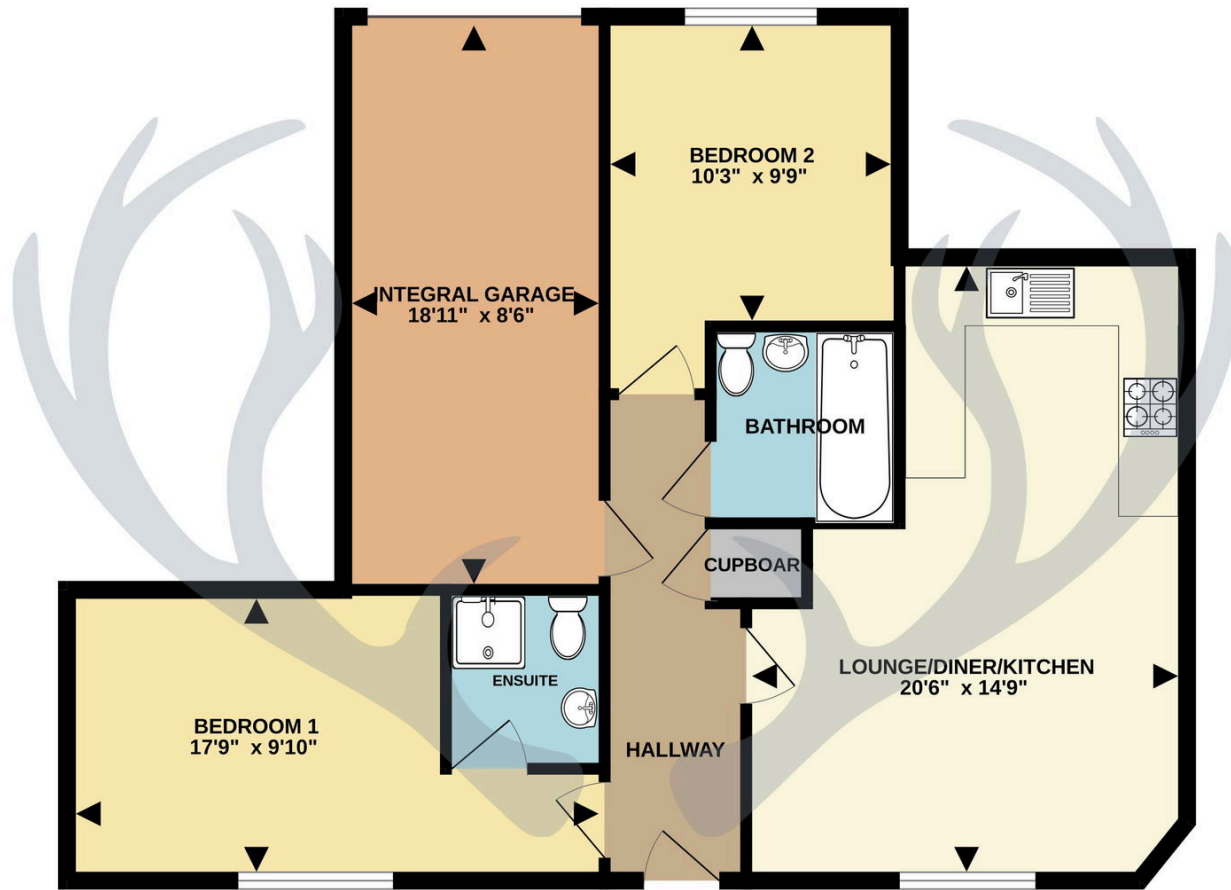
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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer 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		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

GROUND FLOOR
820 sq.ft. approx.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TOTAL FLOOR AREA : 820 sq.ft. approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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