



10 Sussex Gardens, Westgate-on-Sea, CT8

GUIDE PRICE £130,000 to £140,000



Alexander Russell
your personal estate agent

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GUIDE PRICE £130,000 to £140,000 -

Offered for sale with NO FORWARD CHAIN...Located just moments from the golden sands of St Mildred's Bay, this charming top floor flat enjoys sea views and a brilliantly central location only around a 5-minute walk to the town centre. Set within an attractive period building, the property offers a well-proportioned one-bedroom layout that makes the most of its top floor position with angled ceilings, large windows and plenty of natural light.

Inside, there's an open plan kitchen and living area with ample storage, fitted units and space for dining or home working. The double bedroom offers a peaceful retreat and benefits from its own en-suite bathroom. The property also includes access to a handy second-floor storage room and comes with a share of the freehold.

With the beach just a few steps from the front door and Westgate's shops, cafés and station all within easy reach, this flat would make a superb seaside escape, rental investment, or first-time buy.

Westgate-on-Sea is a treasure with its sandy beaches and picturesque high street. Victorian canopies shadow charming shops, not limited to but including 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.

For further details or to arrange a viewing contact Alexander Russell Estate Agents by telephone, email or find us on social media. Alternatively, you can also get in touch via our website: alexander-russell.co.uk





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THIRD FLOOR -

Hall

Living Room & Kitchen - 6.15m x 3.78m (20'2" x 12'5")

Bedroom - 4.29m x 2.51m (14'1" x 8'3")

Bathroom - 2.51m x 1.65m (8'3" x 5'5")

SECOND/ THIRD FLOOR LANDING -

Store/ Boiler Room - Unmeasured

TENURE -

Share of Freehold

Underlying Lease with 105 years remaining

Service Charge - £1,150.60 per year

Ground Rent - NIL

COUNCIL TAX -

Thanet District Council

Band B (£1,922.09 per year)

EPC RATING - 67 | D

SERVICES - We understand that all mains services are connected to the property

HEATING - Gas Central Heating

BROADBAND - Ultrafast Fibre to the Property internet available (FTTP)

LISTED BUILDING - No

CONSERVATION AREA - Yes

PARKING - On street parking only

OUTSIDE SPACE - No outside space



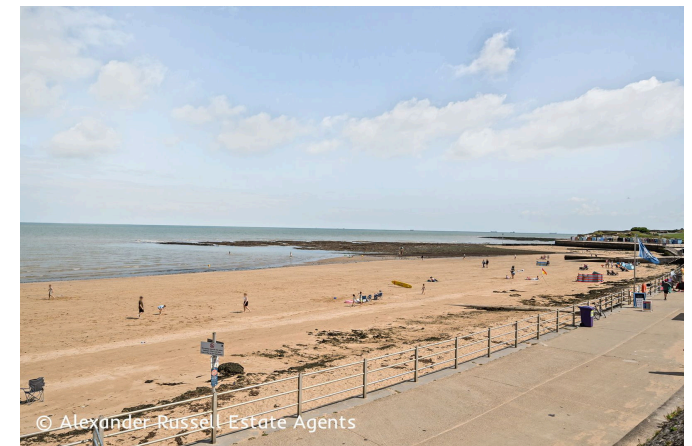
RESTRICTIONS, RIGHTS AND EASEMENTS -

* No pets and no Airbnb/ holiday letting permitted

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. As with all property purchases, we advise confirming this information with your legal representative.

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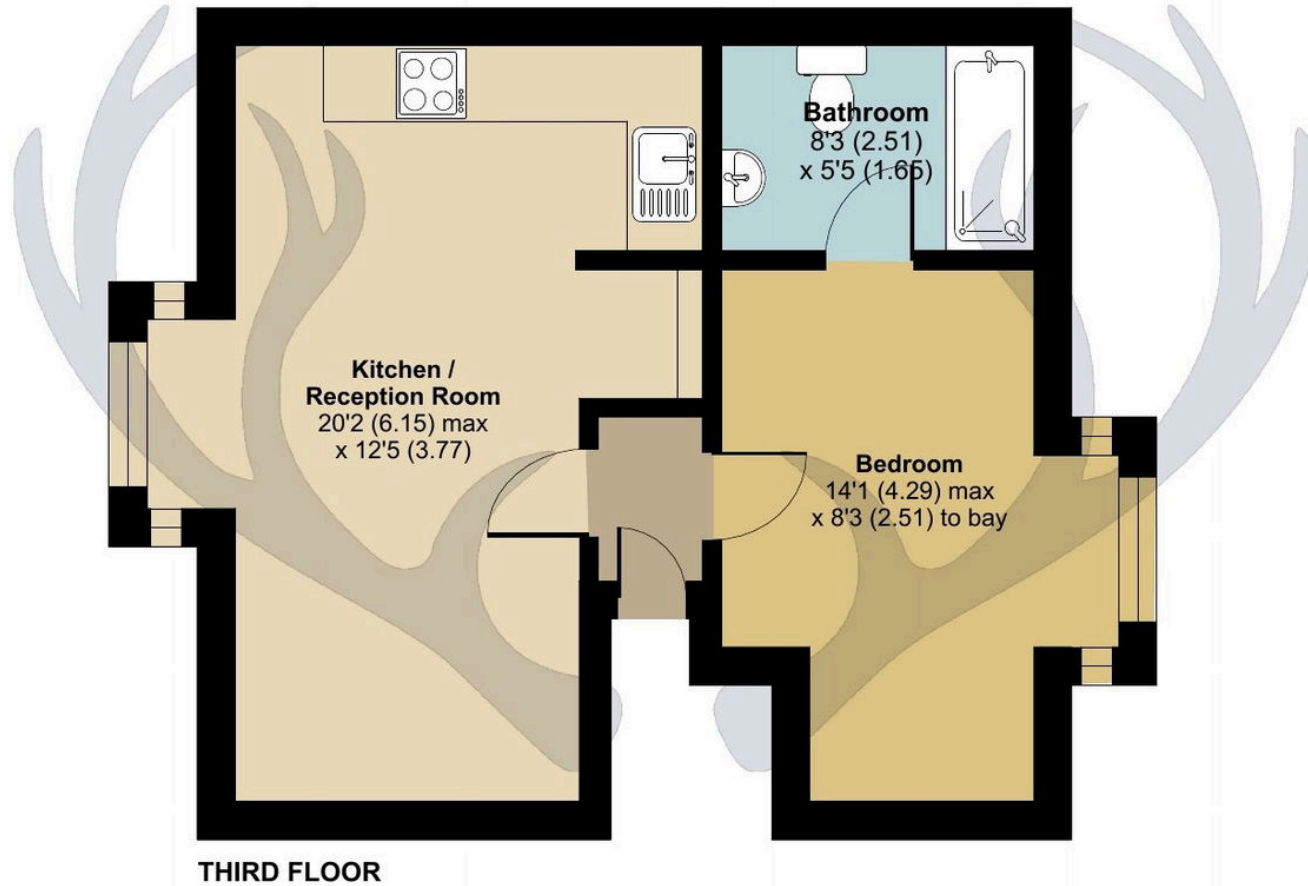
AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural 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.



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Approximate Area = 409 sq ft / 38 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1327966

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