KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 17th July 2025

2, WESTBROOK ROAD, MARGATE, CT9

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Well presented lower ground floor apartment | Own Entrance & Private Courtyard Garden | Share of Freehold & Approx 964 Years Remaining on Lease | Less than 300m to Seafront | Please Quote JV0094

Charming Lower Ground Floor One-Bedroom Apartment with Private Courtyard Garden Share of Freehold. Situated in the ever-popular Westbrook area of Margate, this well-presented lower ground floor flat offers stylish, light-filled accommodation just a short walk from the sea front. The property boasts its own private courtyard garden with rear access, perfect for outdoor dining, gardening, or secure bicycle storage. Inside, the layout flows seamlessly from the welcoming entrance hall through to a spacious lounge, a modern bathroom, a sleek fitted kitchen, and a generous double bedroom with a charming bay window.

This home perfectly combines the tranquillity of coastal living with the convenience of excellent local transport links and Margate's lively arts and café culture.

Room List & Measurements

Hallway

Lounge: 2.96m x 3.62m (9'9" x 11'11")

Main Bedroom: 3.85m x 4.14m (12'8" x 13'7")

Kitchen: 3.80m x 1.67m (12'6" x 5'6")

Bathroom: 2.83m x 1.73m (9'3" x 5'8")

Private Courtyard Garden

Rear Access via garden gate

Location & Lifestyle

Positioned just a 5–10 minute stroll from Margate's main sands, the flat is ideal for those seeking seaside walks, cycling along the promenade, or simply enjoying Margate's stunning sunsets. Dreamland, the Old Town, and the Turner Contemporary gallery are all within easy reach — making this home ideal for both quiet retreat and cultural exploration.

Transport Links

Margate Railway Station – Approx. 0.17 miles (5-minute walk) with direct Southeastern services to London St Pancras (via HS1 in approx. 76 mins), London Victoria, Canterbury and Ramsgate.Westgate-on-Sea Station – One stop away, offering alternative connections.Local Bus Routes – Nearby bus stops (Rancorn Road/Royal Sea Bathing) served by multiple frequent routes including the Thanet Loop (every 8–10 minutes), giving excellent access to Westwood Cross, Broadstairs, Ramsgate and local amenities.By Road – Close proximity to the A28 and A299 provides smooth links to Canterbury, Ashford, and the M2/M20 motorway network.

This is a unique opportunity to enjoy coastal living with outdoor space, privacy, and superb connectivity. Ideal as a first home, seaside retreat, or rental investment, this flat blends comfort, location, and lifestyle into one highly desirable package.

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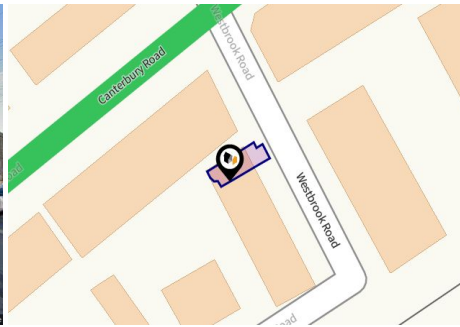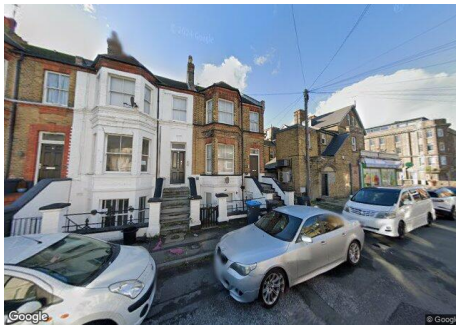
Property

Type:	Flat / Maisonette	**Tenure:**	Leasehold
Bedrooms:	1	**Start Date:**	04/08/2020
Floor Area:	516 ft² / 48 m²	**End Date:**	09/10/2989
Plot Area:	0.02 acres	**Lease Term:**	commencing on 10 October 1990 and Exp. on 9 October 2989
Year Built :	1900-1929		
Council Tax :	Band A	**Term Remaining:**	964 years
Annual Estimate:	£1,594		
Title Number:	TT114108		

Local Area

Local Authority:	Kent
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

2 mb/s	**80** mb/s	**1800** mb/s

Mobile Coverage:
(based on calls indoors)

O2   EE   3   Vodafone

Satellite/Fibre TV Availability:

✓ BT   ✓ sky   ✓ Virgin media

Property
Multiple Title Plans

Freehold Title Plan
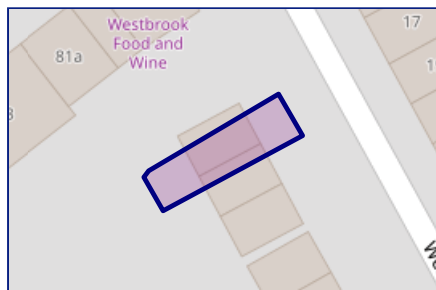
K122492

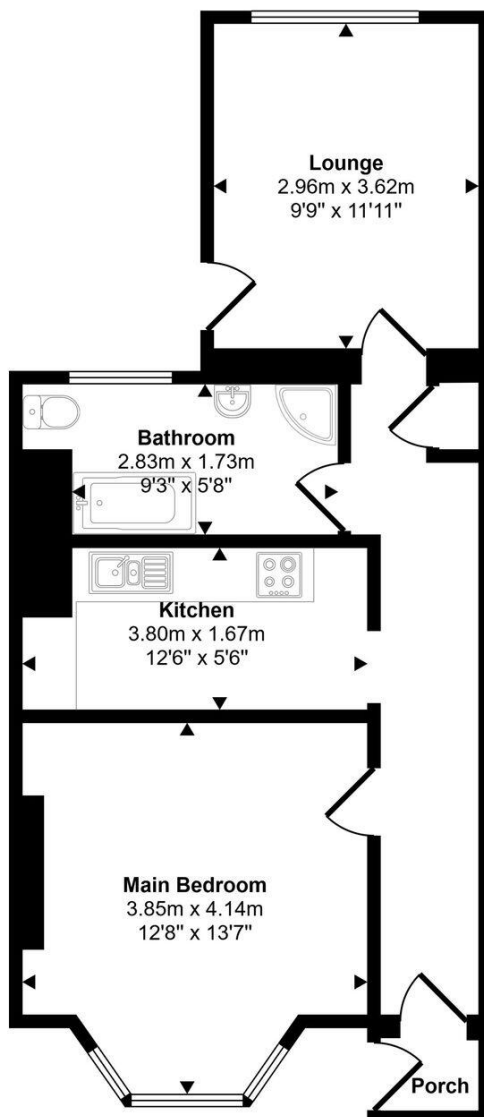## Leasehold Title Plan
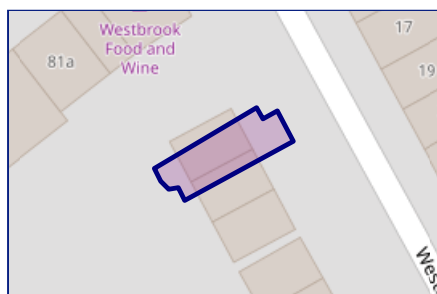
TT114108

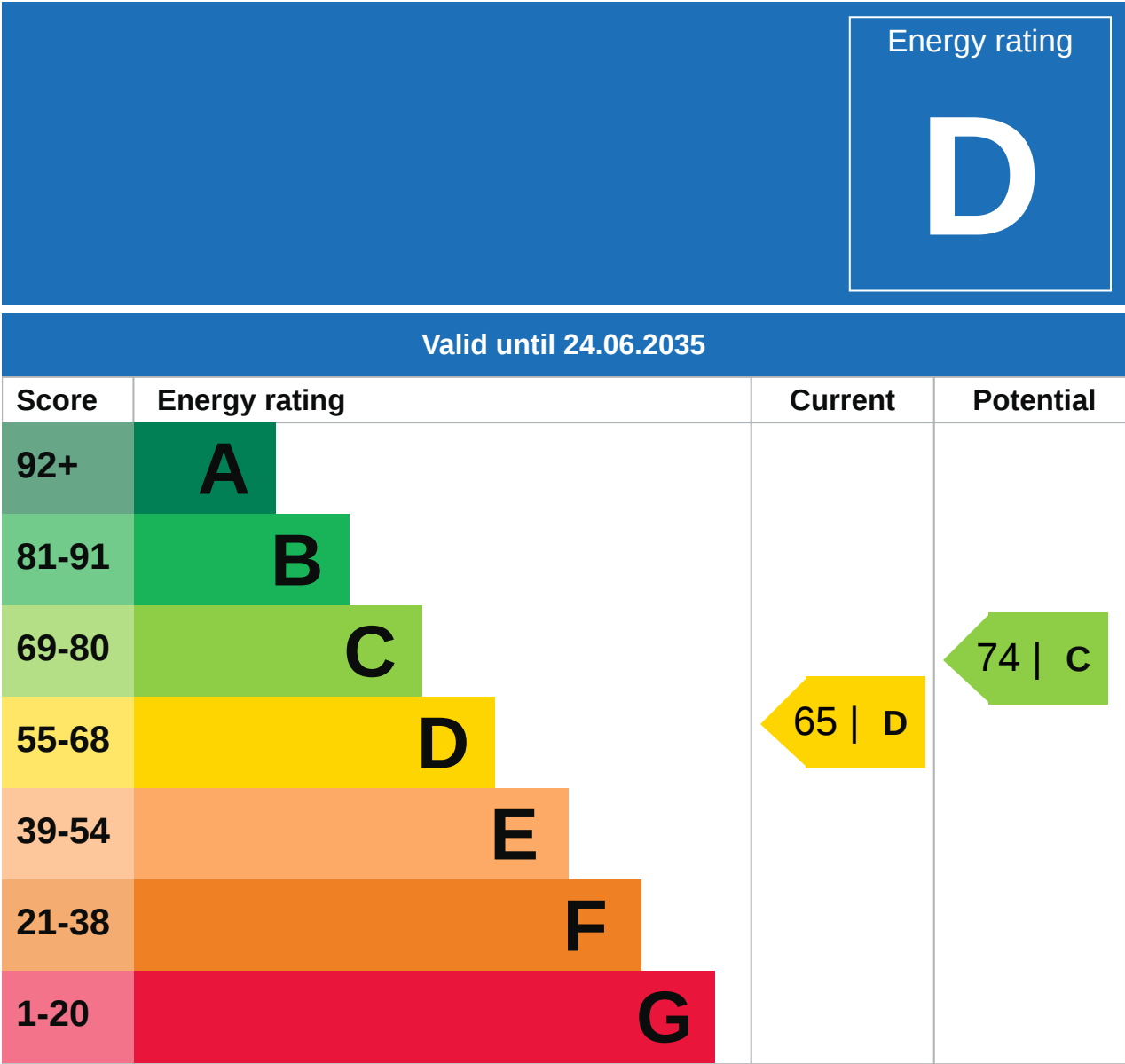|	
Start Date:	04/08/2020
End Date:	09/10/2989
Lease Term:	commencing on 10 October 1990 and Exp. on 9 October 2989
Term Remaining:	964 years

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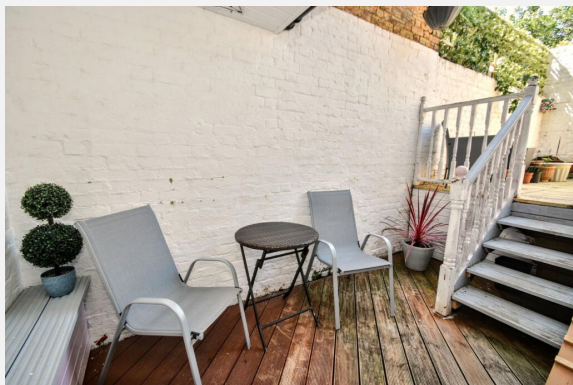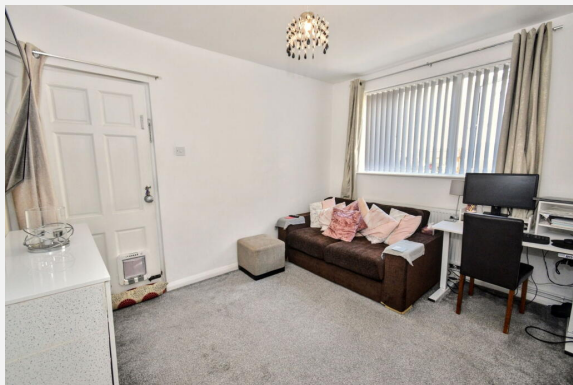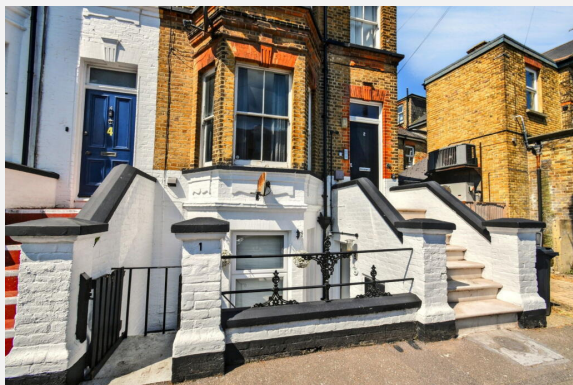
2, WESTBROOK ROAD, MARGATE, CT9

Approx Gross Internal Area
51 sq m / 546 sq ft

Lounge
2.96m x 3.62m
9'9" x 11'11"

Bathroom
2.83m x 1.73m
9'3" x 5'8"

Kitchen
3.80m x 1.67m
12'6" x 5'6"

Main Bedroom
3.85m x 4.14m
12'8" x 13'7"

Porch

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property
EPC - Certificate

Energy rating

D

Valid until 24.06.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 | C
55-68	D	65 | D	
39-54	E		
21-38	F		
1-20	G		

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Additional EPC Data

Property Type:	Ground-floor flat
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Solid brick, as built, no insulation (assumed)
Roof:	(another dwelling above)
Roof Energy:	(another dwelling above)
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	From main system
Lighting:	Below average lighting efficiency
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	48 m^2

10 Year History of Average House Prices by Property Type in CT9
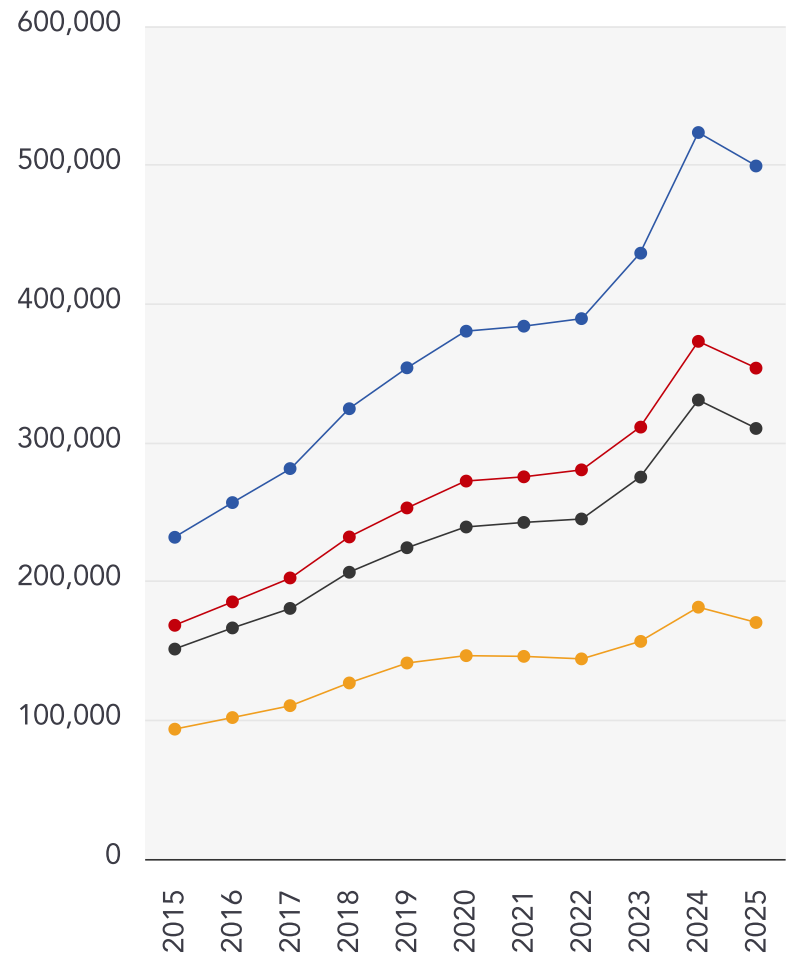
Detached

+115.42%

Semi-Detached

+110.07%

Terraced

+105.1%

Flat

+82.14%

This map displays nearby coal mine entrances and their classifications.

Leaflet | Contains British Geological Survey materials © UKRI 2025
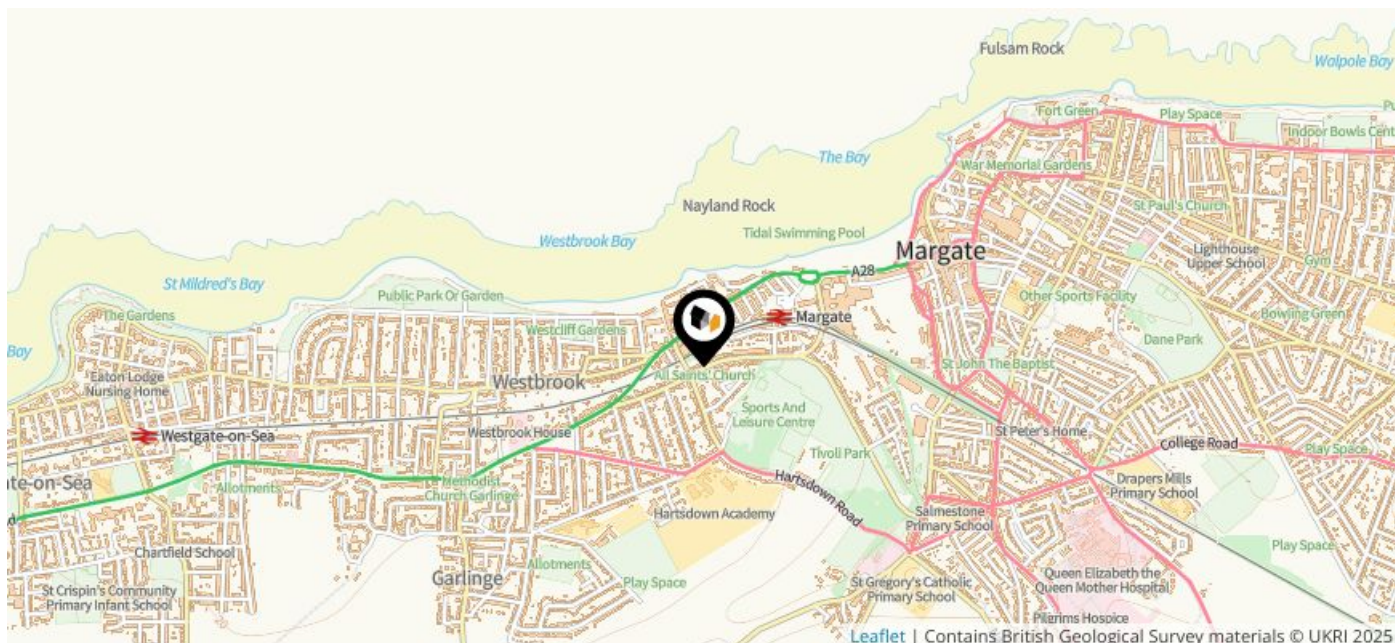
Mine Entry

✗ Adit
✗ Gutter Pit
✗ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps
Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.
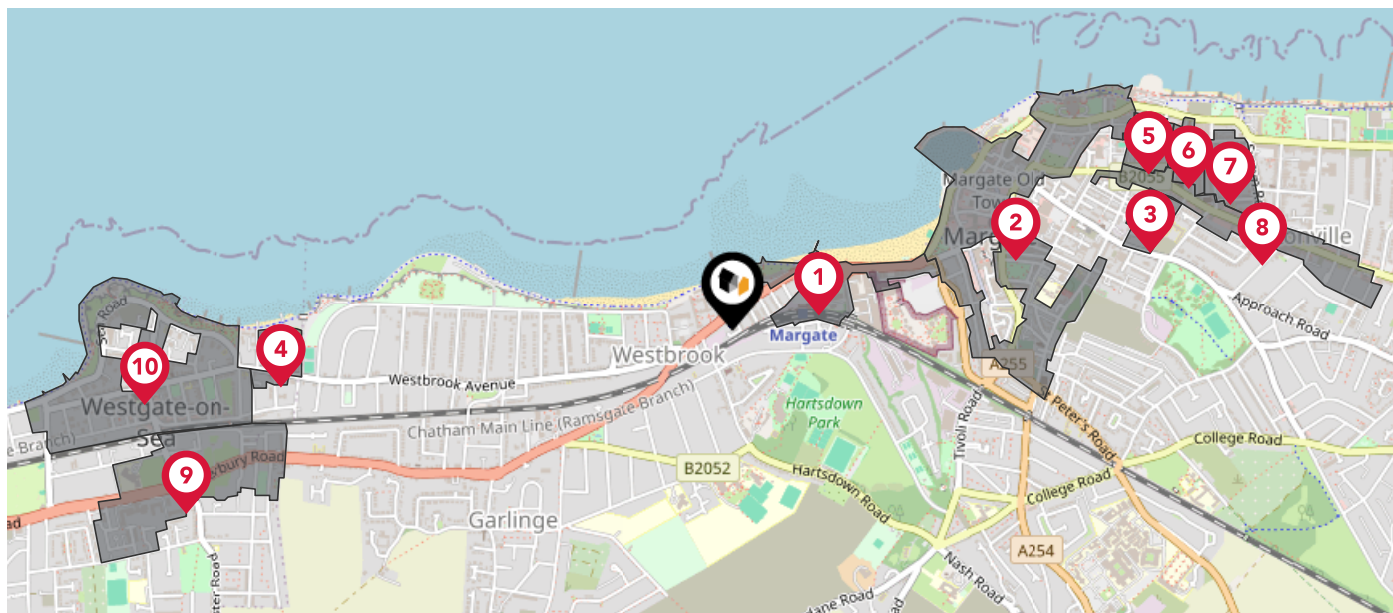
Nearby Conservation Areas

1	Margate Seafront
2	Margate
3	Clifton Place and Grotto Gardens (Proposed)
4	Westgate on Sea East
5	Ethelbert Road and Athelstan Road
6	Dalby Square
7	Edgar Road and Sweyn Road
8	Northdown Road
9	Westgate on Sea South
10	Westgate on Sea

Maps
Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500
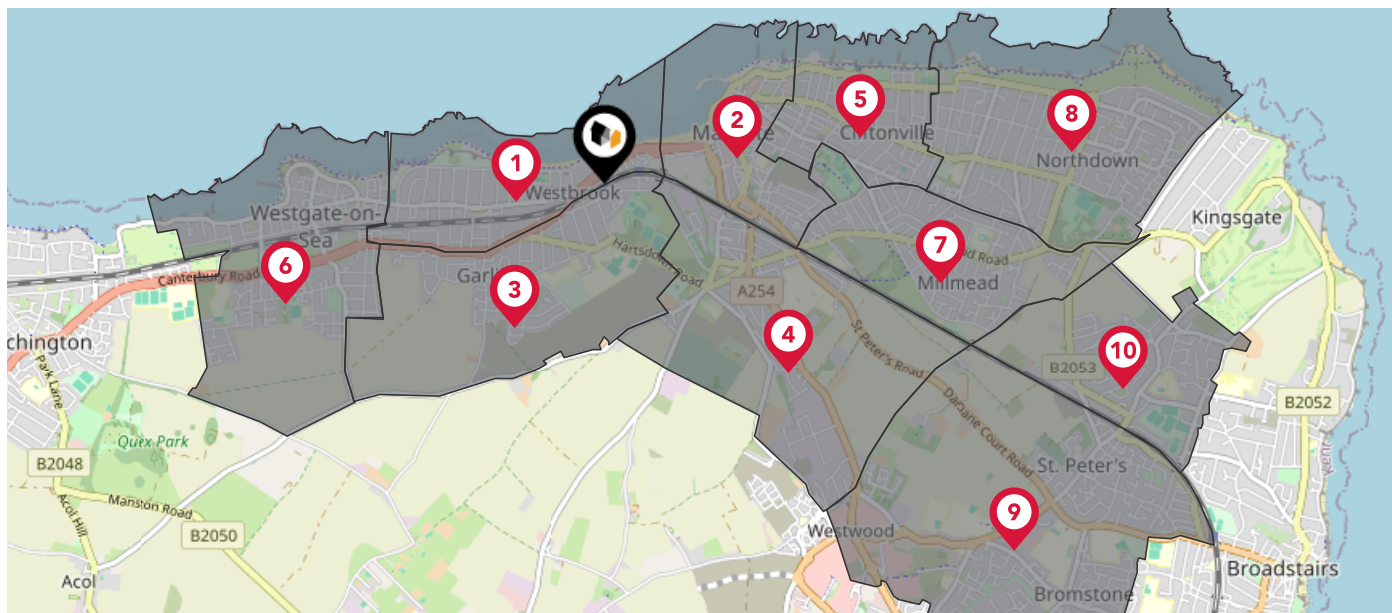
Nearby Council Wards	
1	Westbrook Ward
2	Margate Central Ward
3	Garlinge Ward
4	Salmestone Ward
5	Cliftonville West Ward
6	Westgate-on-Sea Ward
7	Dane Valley Ward
8	Cliftonville East Ward
9	St. Peters Ward
10	Beacon Road Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...
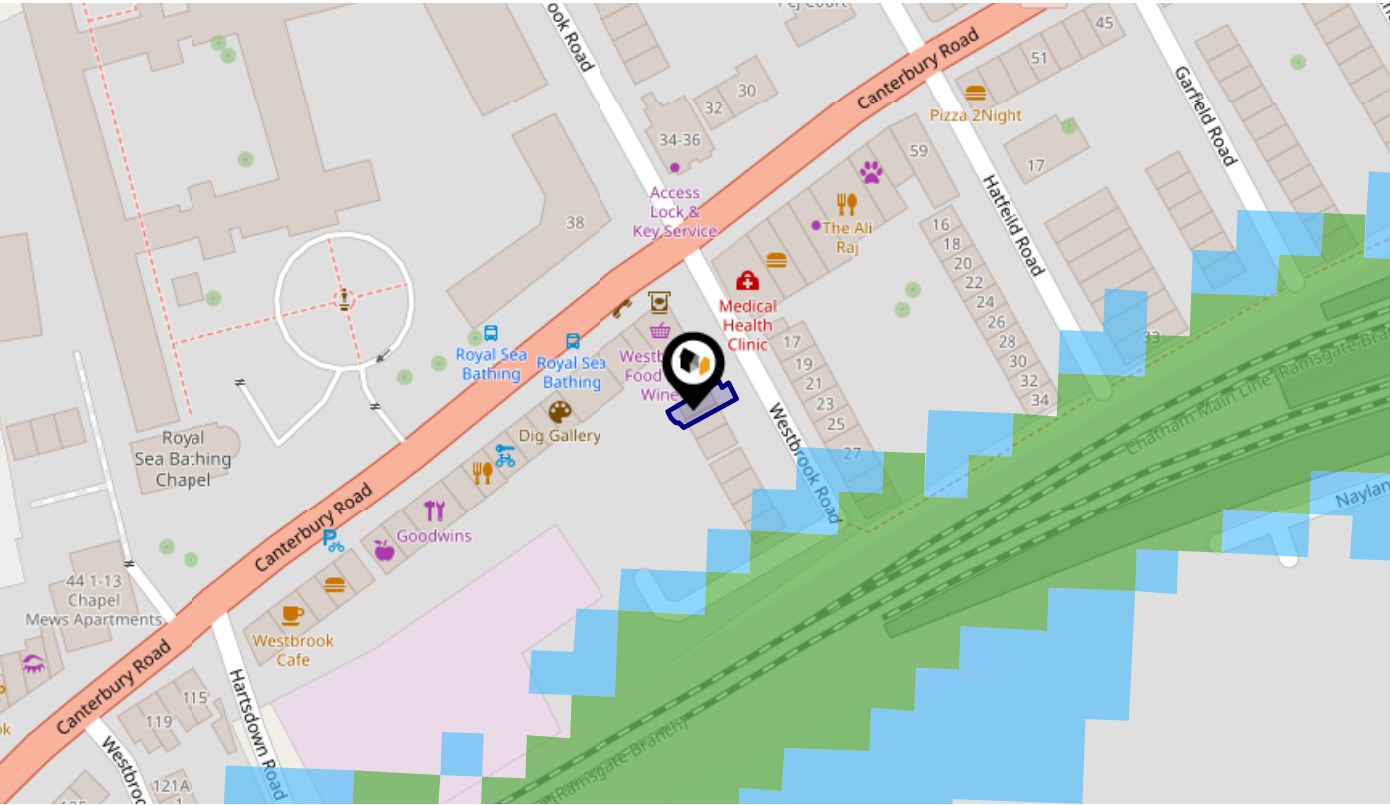
Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5	75.0+ dB	🟥
4	70.0-74.9 dB	🟧
3	65.0-69.9 dB	🟨
2	60.0-64.9 dB	🟩
1	55.0-59.9 dB	🟦

Flood Risk
Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.
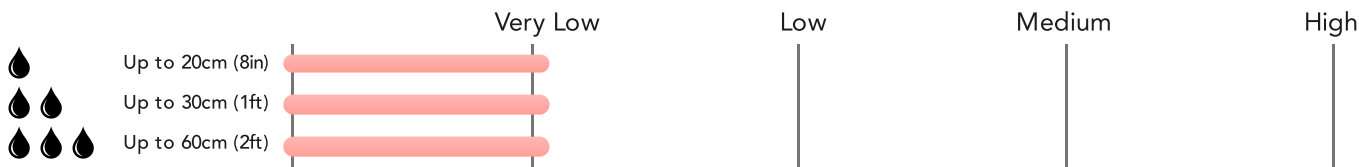

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.

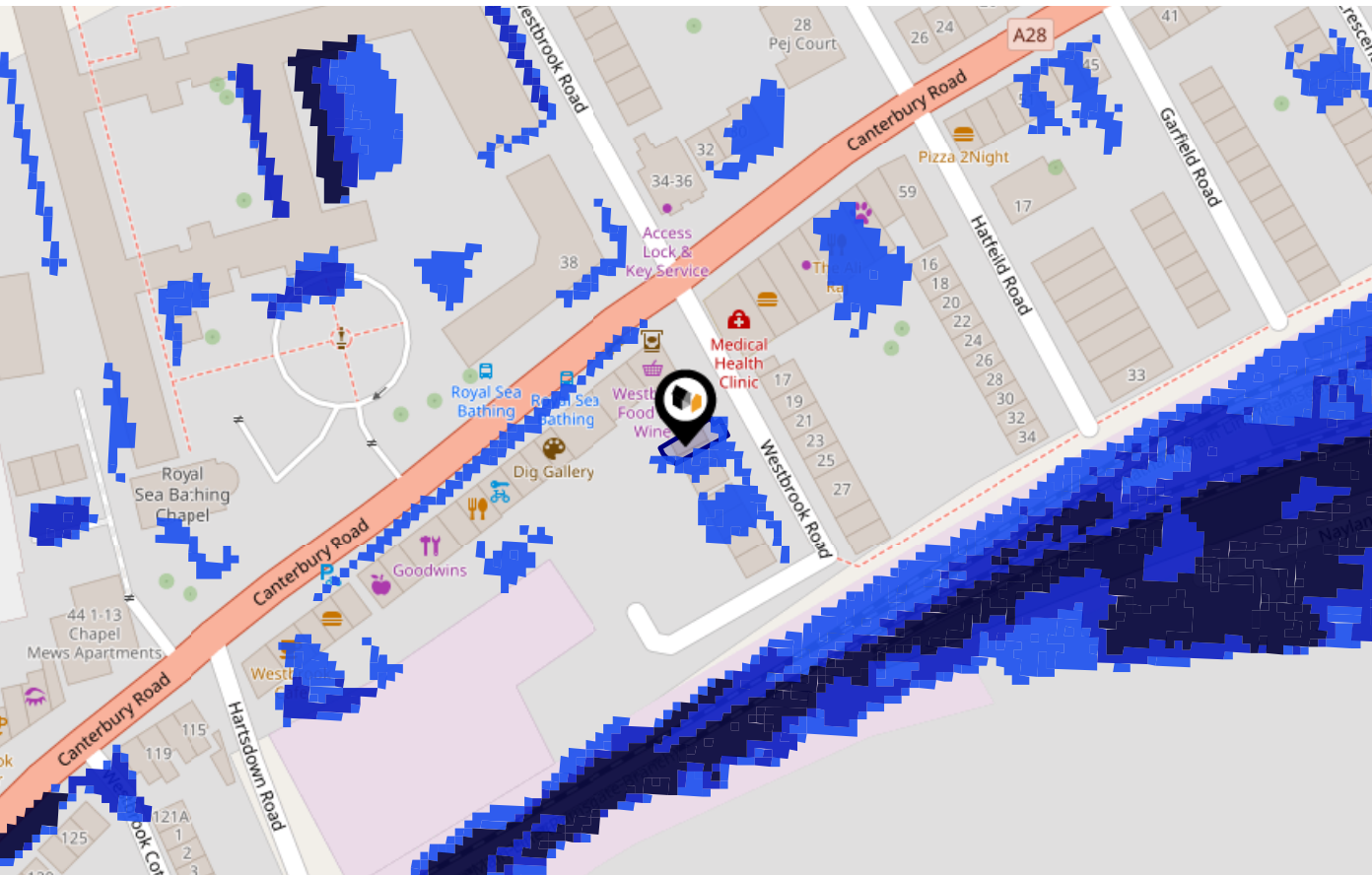**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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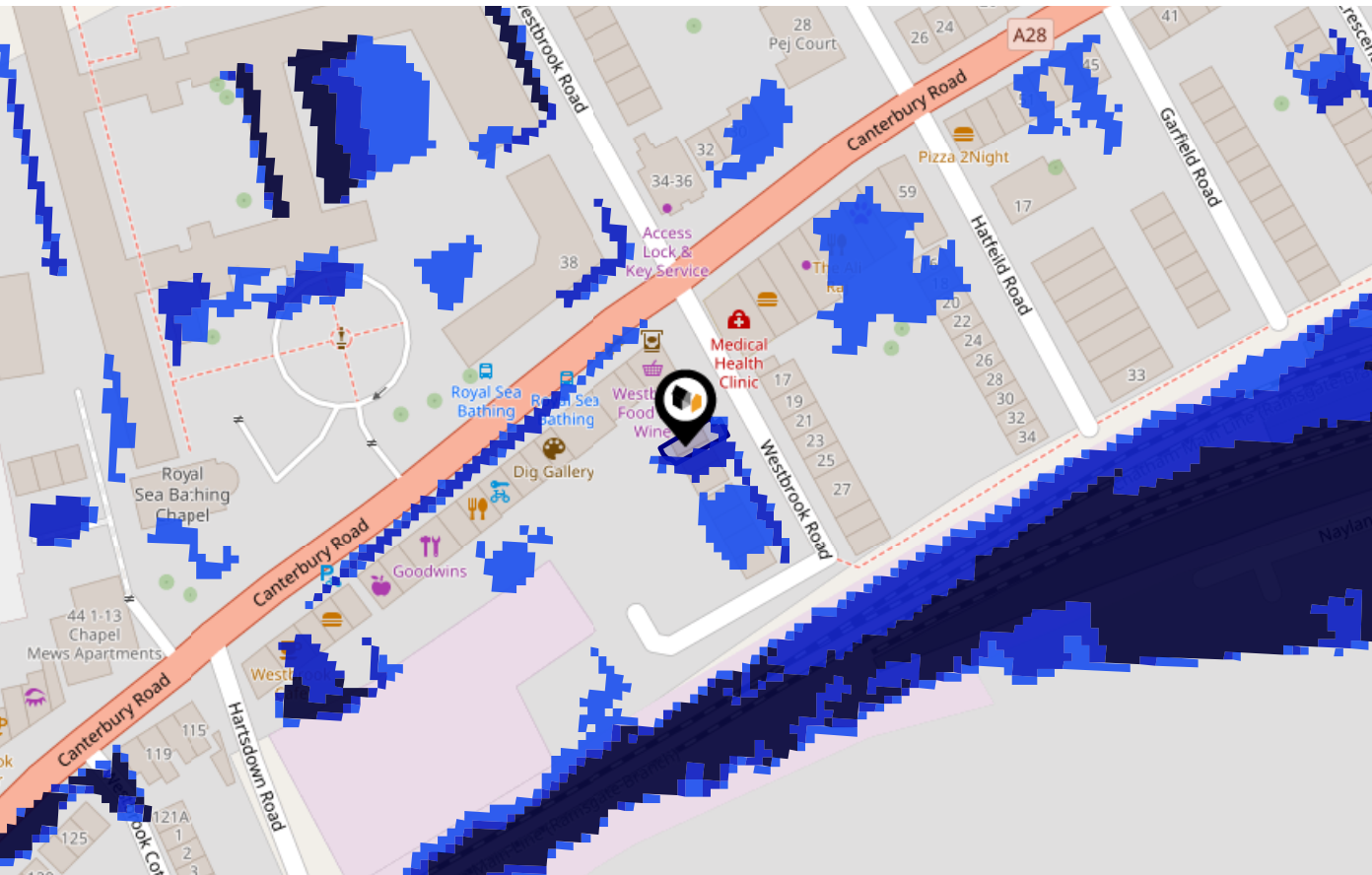**Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

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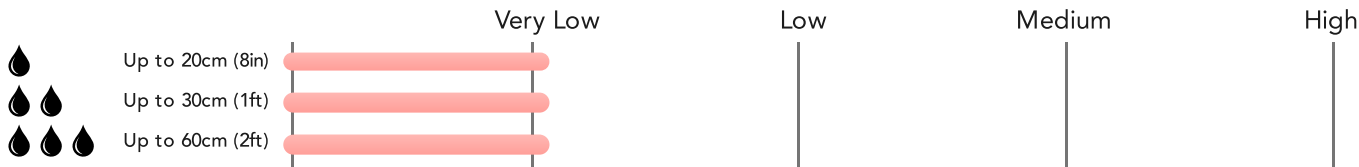|	Very Low	Low	Medium	High
Up to 20cm (8in)				
Up to 30cm (1ft)				
Up to 60cm (2ft)				

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This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.
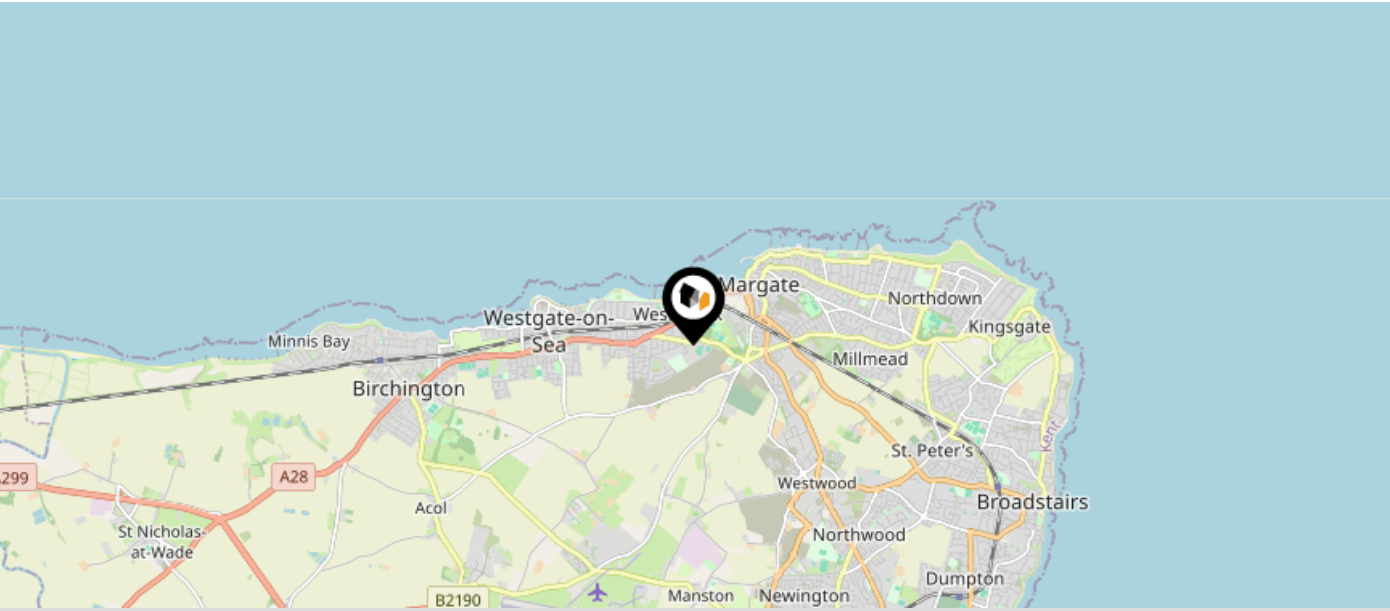

Risk Rating: Very low

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High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

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Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
Up to 20cm (8in)					
Up to 30cm (1ft)					
Up to 60cm (2ft)					

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Flood Risk
Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

◼ **High Risk -** an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.

◼ **Medium Risk -** an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.

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◻ **Very Low Risk -** an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

		Very Low	Low	Medium	High
💧	Up to 20cm (8in)				
💧💧	Up to 30cm (1ft)				
💧💧💧	Up to 60cm (2ft)				

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This map displays nearby areas that have been designated as Green Belt...

Nearby Green Belt Land

No data available.

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Maps
Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.
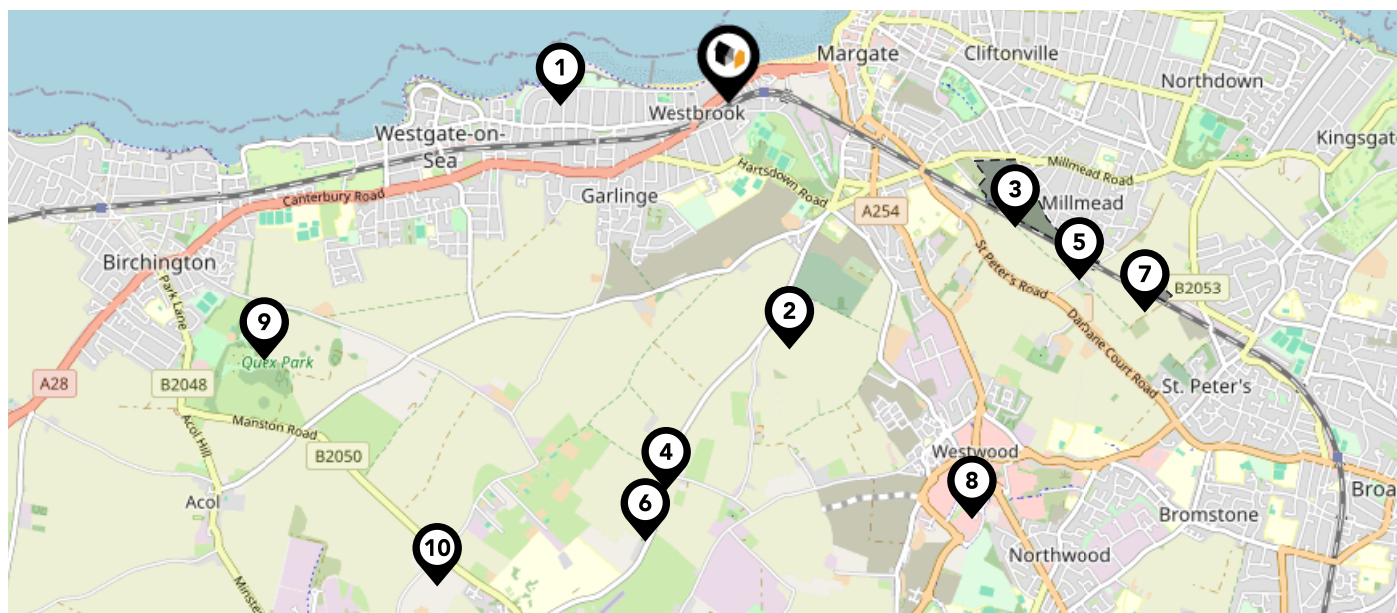
Nearby Landfill Sites

1	Westbrook Prom-Westbrook, Margate, Kent	Historic Landfill
2	Manston Road-Thanet, Kent	Historic Landfill
3	Dane Valley Tip-Margate, Kent	Historic Landfill
4	Vincent Road-Flete, Kent	Historic Landfill
5	Dane Valley-Margate, Kent	Historic Landfill
6	Manston Road-Manston, Thanet, Kent	Historic Landfill
7	Dane Valley-Shallows Road, Thanet, Kent	Historic Landfill
8	PCB Crib-Sainsburys, Margate Rd, Westwood, Broadstairs, Kent	Historic Landfill
9	Quex Park-Off Park Road, Margate, Kent	Historic Landfill
10	Cheesemans Farm-Manston Road, Margate, Kent	Historic Landfill

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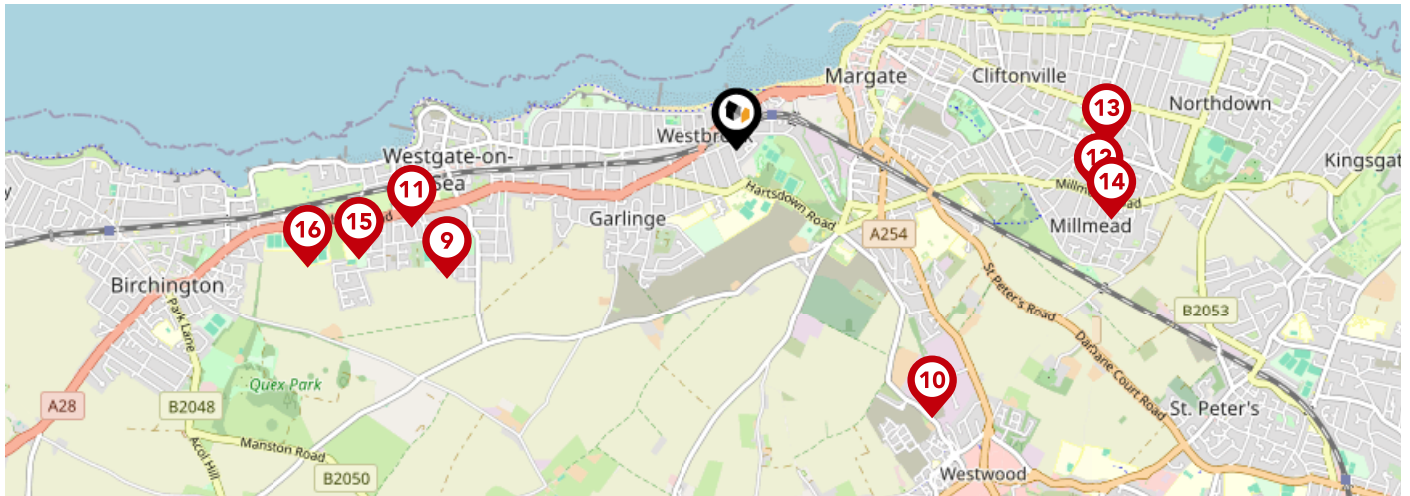
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

| Listed Buildings in the local district	Grade	Distance
① 1241829 - Water Tower At Margate Station	Grade II	0.1 miles
② 1281623 - Church Of All Saints	Grade II	0.1 miles
③ 1241852 - Chapel Of Royal Sea Bathing Hospital	Grade II	0.1 miles
④ 1260303 - Statue Of Erasmus Wilson To South Of Royal Sea Bathing Hospital	Grade II	0.1 miles
⑤ 1351084 - Nayland Rock Hotel	Grade II	0.1 miles
⑥ 1393124 - 3-11 (cons), Sea View Terrace	Grade II	0.1 miles
⑦ 1088965 - 9, Hartsdown Road	Grade II	0.1 miles
⑧ 1088987 - Royal Sea Bathing Hospital	Grade II	0.1 miles
⑨ 1033363 - Royal Sea Bathing Hospital Mortuary	Grade II	0.1 miles
⑩ 1260321 - Margate Railway Station	Grade II	0.2 miles

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		Nursery	Primary	Secondary	College	Private
1	**Cherry Tree** Ofsted Rating: Outstanding	Pupils: 9	Distance:0.15	☐	☐	☑	☐	☐
2	**Hartsdown Academy** Ofsted Rating: Good	Pupils: 833	Distance:0.35	☐	☐	☑	☐	☐
3	**Garlinge Primary School and Nursery** Ofsted Rating: Good	Pupils: 771	Distance:0.47	☐	☑	☐	☐	☐
4	**Margate, Holy Trinity and St John's Church of England Primary School** Ofsted Rating: Good	Pupils: 405	Distance:0.7	☐	☑	☐	☐	☐
5	**Salmestone Primary School** Ofsted Rating: Good	Pupils: 220	Distance:0.73	☐	☑	☐	☐	☐
6	**St Gregory's Catholic Primary School, Margate** Ofsted Rating: Good	Pupils: 286	Distance:0.78	☐	☑	☐	☐	☐
7	**Drapers Mills Primary Academy** Ofsted Rating: Good	Pupils: 269	Distance:1.17	☐	☑	☐	☐	☐
8	**Parkview Academy** Ofsted Rating: Inadequate	Pupils: 15	Distance:1.18	☐	☐	☑	☐	☐

		Nursery	Primary	Secondary	College	Private
9	**St Crispin's Community Primary Infant School** Ofsted Rating: Good | Pupils: 241 | Distance:1.46	☐	☑	☐	☐	☐
10	**Enterprise Learning Alliance** Ofsted Rating: Good | Pupils:0 | Distance:1.53	☐	☐	☑	☐	☐
11	**St Saviour's Church of England Junior School** Ofsted Rating: Good | Pupils: 379 | Distance:1.55	☐	☑	☐	☐	☐
12	**St Anthony's School** Ofsted Rating: Good | Pupils: 101 | Distance:1.69	☐	☐	☑	☐	☐
13	**Cliftonville Primary School** Ofsted Rating: Outstanding | Pupils: 839 | Distance:1.71	☐	☑	☐	☐	☐
14	**Northdown Primary School** Ofsted Rating: Good | Pupils: 329 | Distance:1.76	☐	☑	☐	☐	☐
15	**Ursuline College** Ofsted Rating: Good | Pupils: 934 | Distance:1.82	☐	☐	☑	☐	☐
16	**King Ethelbert School** Ofsted Rating: Good | Pupils: 752 | Distance:2.05	☐	☐	☑	☐	☐

Local Area
Masts & Pylons
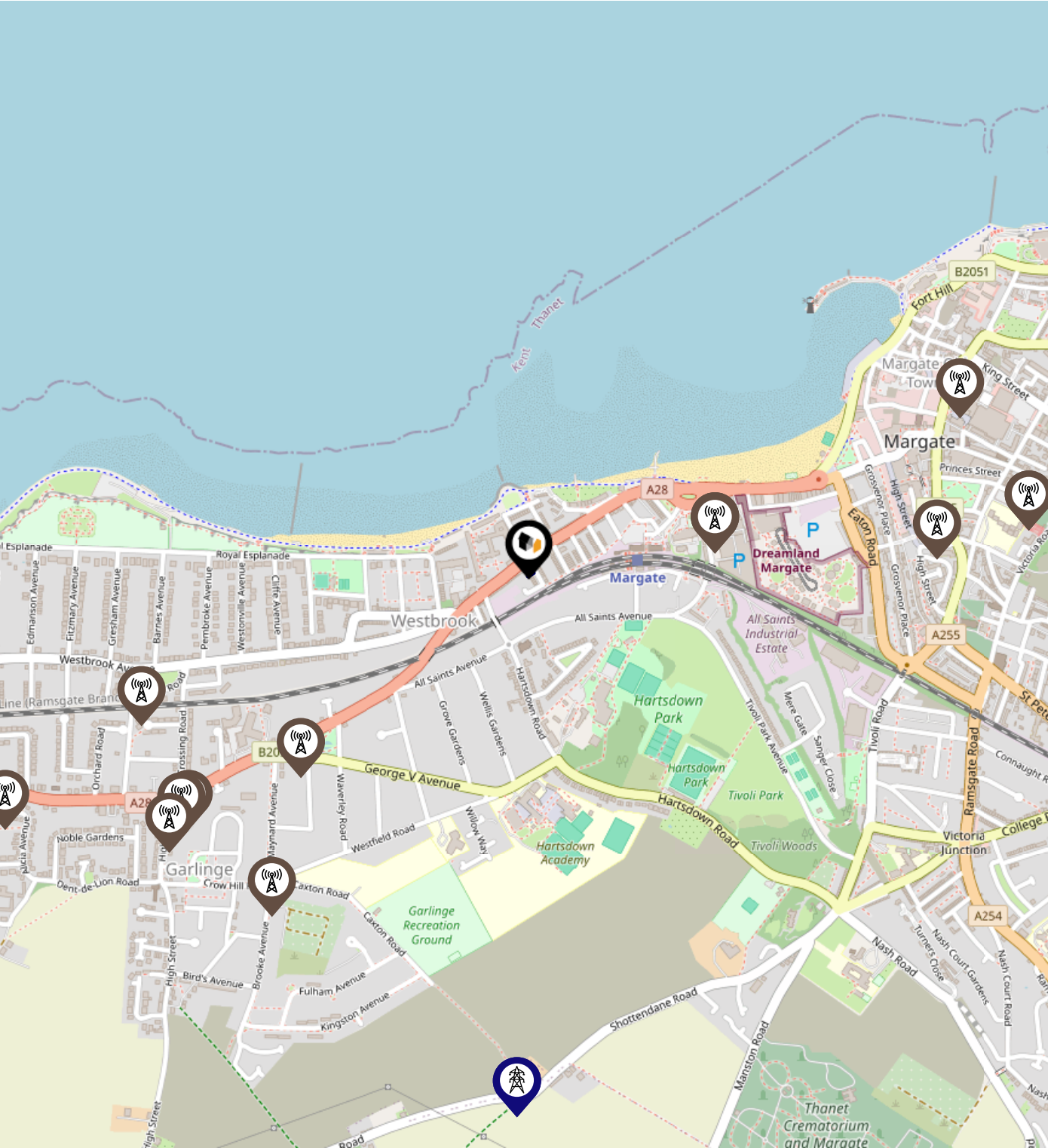
Key:

Power Pylons

Communication Masts

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What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).

This
Property
▼

1	2	3	4	5	6
<1%	1-3%	3-5%	5-10%	10-30%	>30%
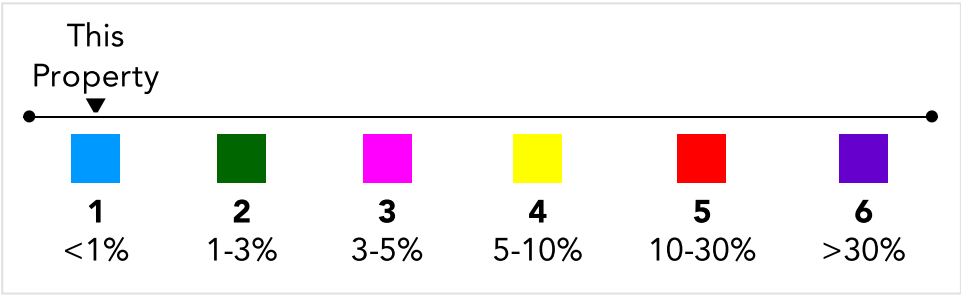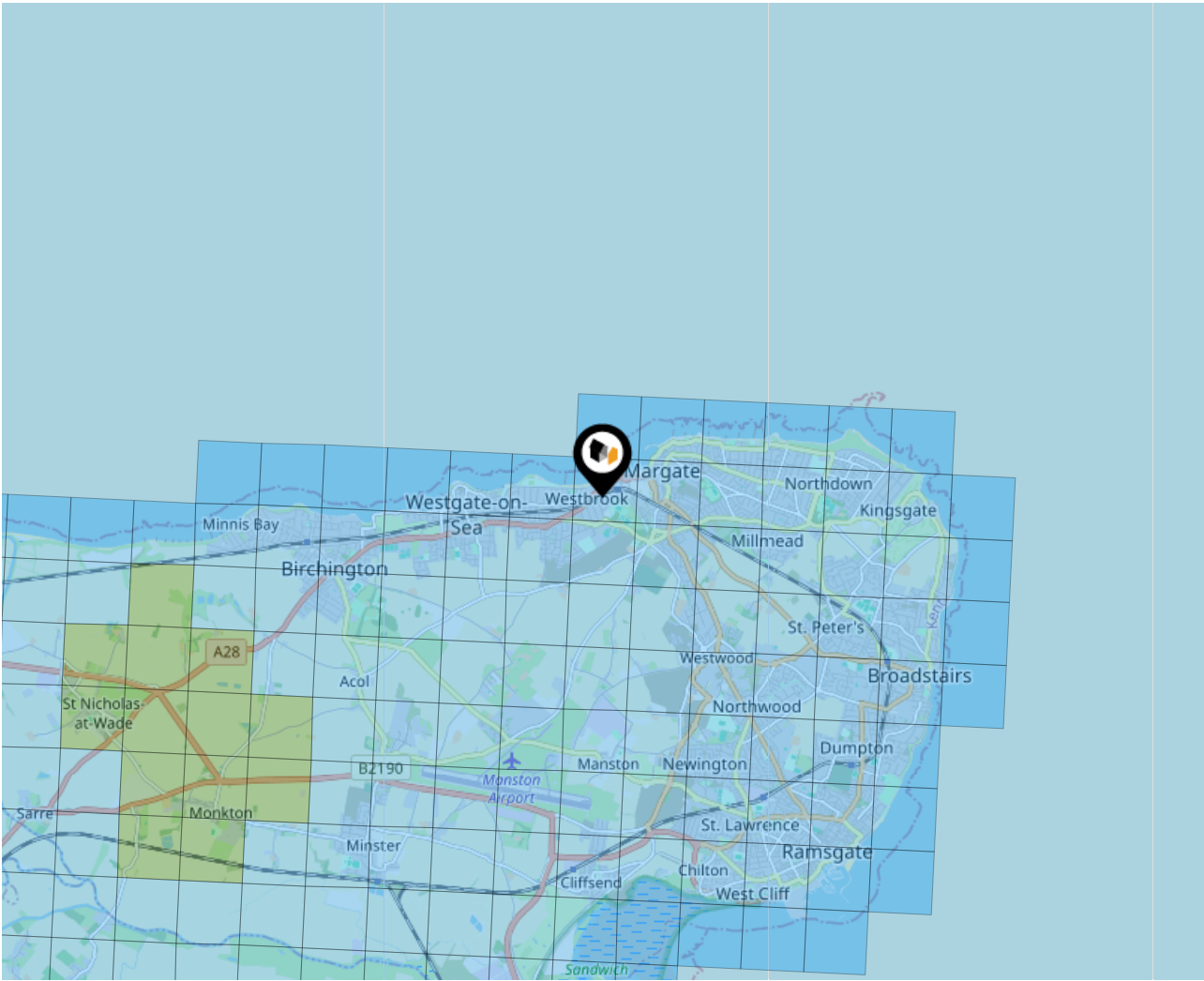
Local Area
Road Noise
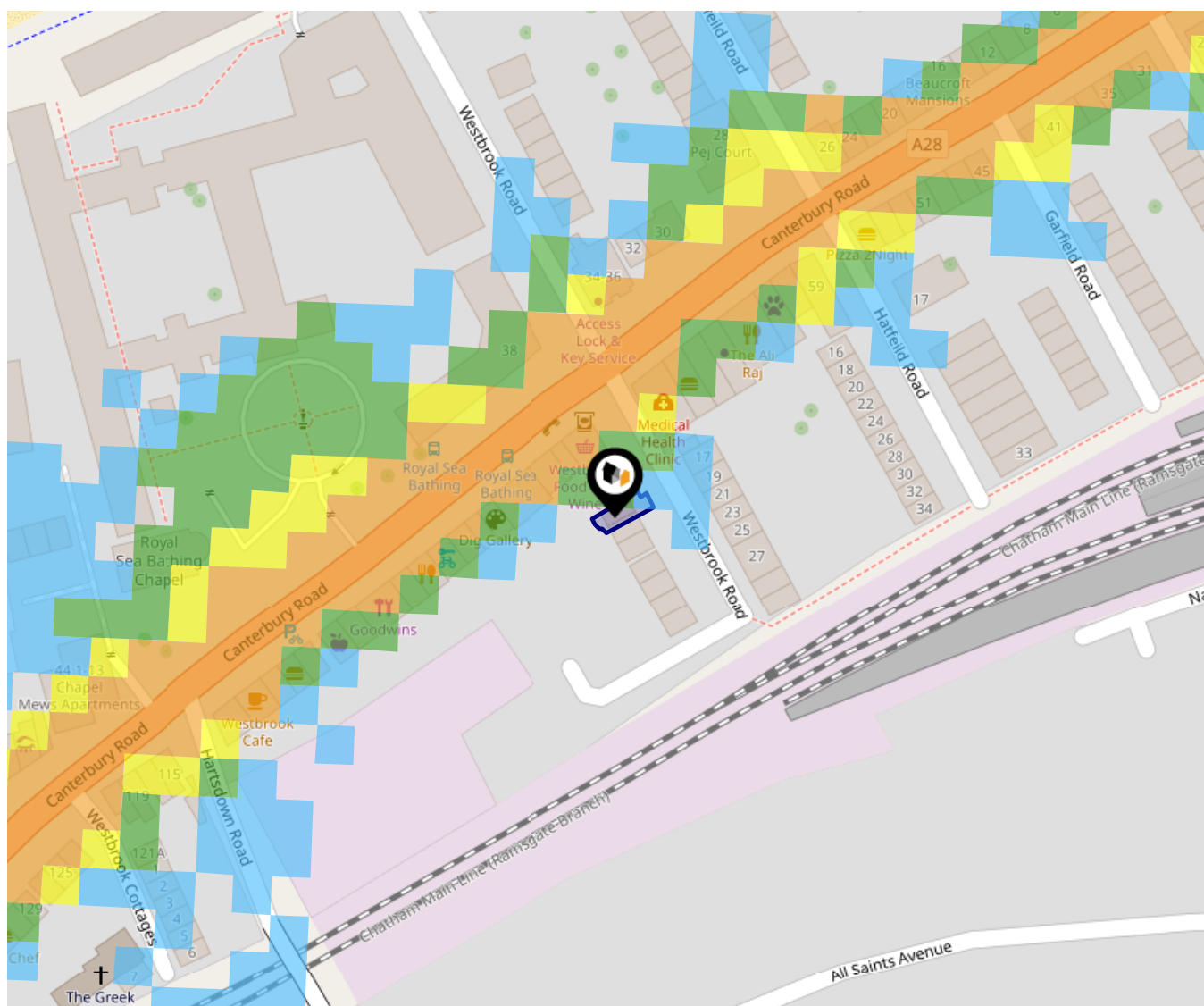
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 🟥 75.0+ dB
- 🟧 70.0-74.9 dB
- 🟨 65.0-69.9 dB
- 🟩 60.0-64.9 dB
- 🟦 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	**Soil Texture:**	CLAY TO CLAYEY LOAM
Parent Material Grain:	ARGILLACEOUS	**Soil Depth:**	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		
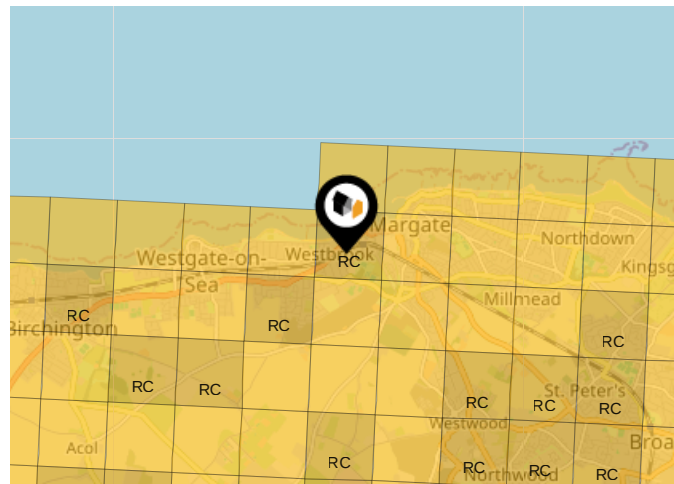
Primary Classifications (Most Common Clay Types)

|	
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area
Transport (National)
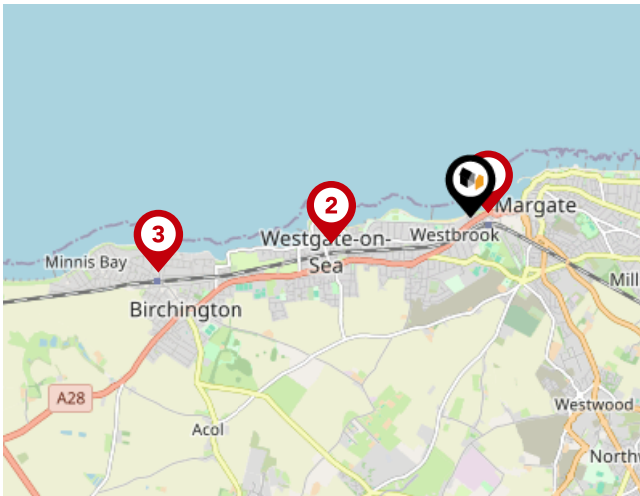
National Rail Stations

Pin	Name	Distance
1	Margate Rail Station	0.17 miles
2	Westgate-on-Sea Rail Station	1.31 miles
3	Birchington-on-Sea Rail Station	2.93 miles
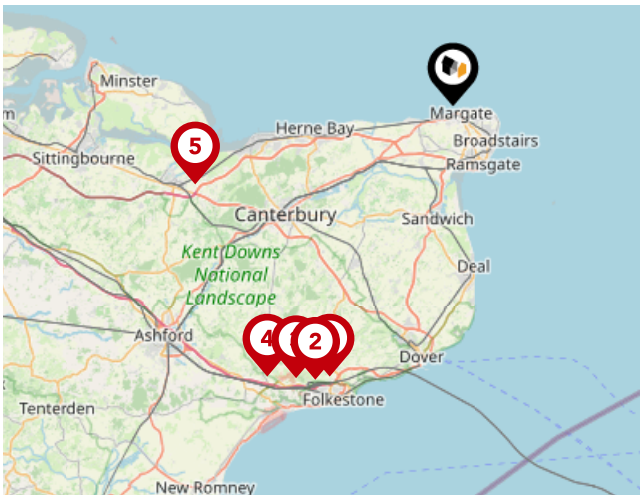
Trunk Roads/Motorways

Pin	Name	Distance
1	M20 J13	22.03 miles
2	M20 J12	22.71 miles
3	M20 J11A	23.27 miles
4	M20 J11	24.29 miles
5	M2 J7	19.99 miles
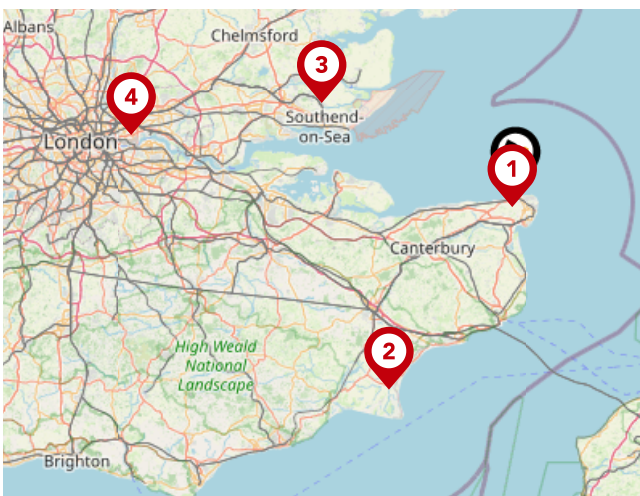
Airports/Helipads

Pin	Name	Distance
1	Manston	2.66 miles
2	Lydd Airport	35.21 miles
3	Southend-on-Sea	31.36 miles
4	Silvertown	57.41 miles

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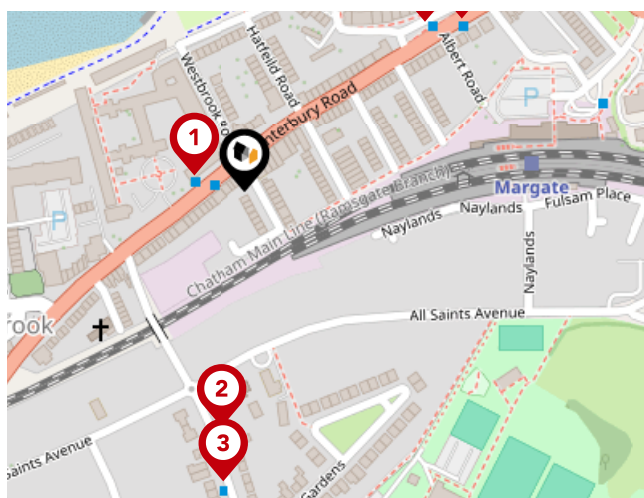
Bus Stops/Stations

Pin	Name	Distance
1	Royal Sea Bathing	0.03 miles
2	All Saints Church	0.14 miles
3	All Saints Church	0.17 miles
4	Nayland Rock	0.14 miles
5	Nayland Rock	0.16 miles
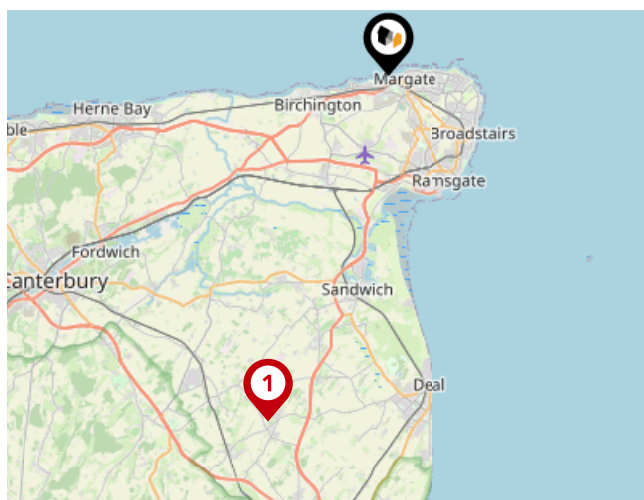
Local Connections

Pin	Name	Distance
1	Eythorne Station (East Kent Railway)	13.59 miles
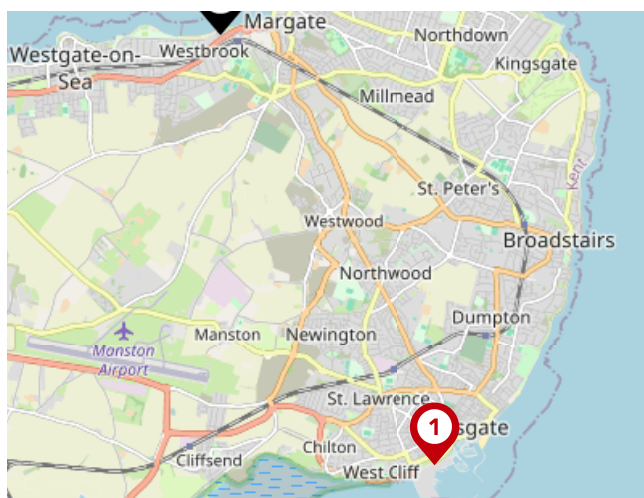
Ferry Terminals

Pin	Name	Distance
1	Ramsgate Ferry Terminal	4.45 miles

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James Voysey Powered by eXp

Selling a property can be an exciting, nervous and exhilarating experience. Whichever way it goes, I'm on hand to help you every step of the way.

I'll visit you in your property, free of charge, advise you on the best way to market your home to get the best price and help with the correct asking price, based on your own personal circumstances.

After that, I'll prepare the details and photos and add your property on Rightmove & Zoopla as well as tap into my mailing list of buyers to help you to secure a buyer at the best price possible. I'll help you with booking viewings, negotiating offers to maximise your price.

James Voysey Powered by eXp
Testimonials

Testimonial 1

★★★★★

An excellent experience selling my property with James Voysey very professional in every way . The presentation was quickly and efficiently put in place with several viewings quickly conducted by James . I highly recommend him to anyone wishing to sell their property . I now have a buyer!!

Testimonial 2

★★★★★

James is a great Estate Agent and truly acts on your behalf as a seller. He sold a property for me in his previous employment and when he left to set up his own business I had no hesitation to work with him again. He is professional and keeps in constant touch with all parties. A fantastic salesman! You will not be disappointed. I had a property with another Agent for several month, when I transferred it to James he sold it at a higher price within 10 days

Testimonial 3

★★★★★

We were very fortunate to select James as our estate agent as we had all the usual apprehensions - the promise is always high, but will you get lost in the mix? James didn't let us down once. Did what he said, when he said, if he missed a call it was returned in under 5 minutes. Extremely professional, knowledgeable and dedicated and I have no doubt the success of our sale was down to him alone. I wouldn't hesitate to recommend.

f /jamesvoyseyestateagent

in /james-voysey-7ba90719b

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

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KFB - Key Facts For Buyers