Flat 22, St Mildred's Court Beach Road, Westgate-On-Sea CT8 8AE
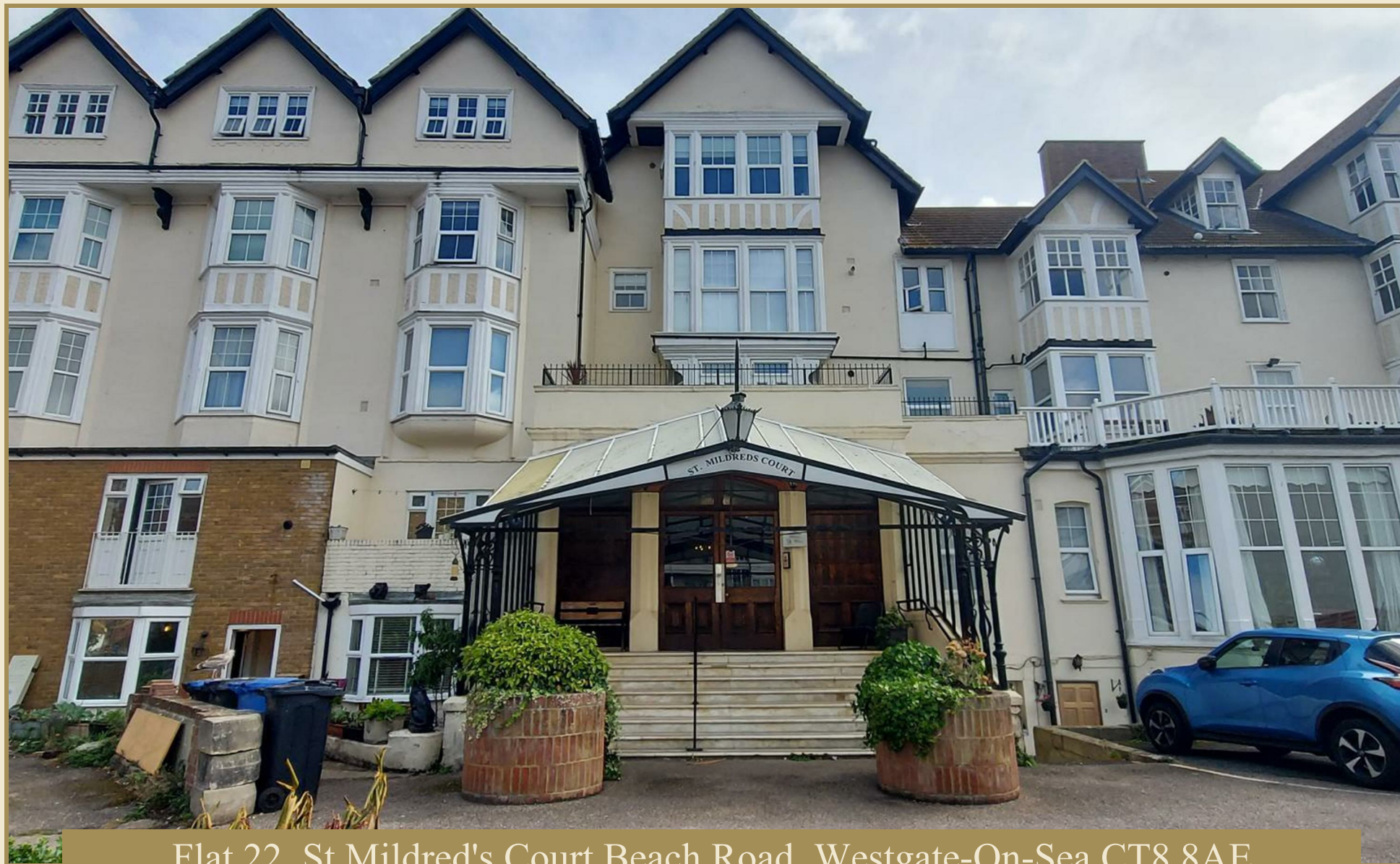
2   1   1

GUILDCREST ESTATES

Beach Road, Westgate-On-Sea CT8 8AE

£240,000

Beach Road of Westgate-On-Sea, this charming pre-1914 ground floor apartment is a true gem waiting to be discovered. Boasting a wealth of delightful character with original features, this 2 bedroom property exudes light and warmth.

As you step inside, you are greeted by a grand and spacious communal entrance hall. The apartment has large windows that floods with natural light, creating a welcoming and airy atmosphere. The spacious open plan lounge and kitchen area is perfect for both relaxing and entertaining with stunning full length windows. The kitchen, with ample wall and base units, has an island adding a touch of modern convenience to the space. This charming apartment also benefits from having a private parking space and communal bike shed.

The property's prime location on Westgate sea front offers easy access to beautiful walks along the coastline and golden sandy beaches. Imagine starting your day with a leisurely stroll by the sea or enjoying a peaceful evening watching the sunset over the water. All this and a wealth of amenities close by.

Whether you are looking for a permanent residence or a holiday retreat, this apartment

provides the ideal setting for a relaxed and comfortable lifestyle. Don't miss out on the opportunity to make this wonderful property your own and experience the beauty of coastal living in Westgate-On-Sea.

Council Tax B

Service Charge £1616.81 - 6 monthly
Ground Rent £25.00 Yearly
Share of freehold
Lease remaining 82 Years
Mains water, sewerage, electricity and gas
Fixed wireless broadband

Key Features

- Council Tax Band- B
- 2 bedroom apartment
- lots of character
- full length windows
- allocated Parking
- Share of Freehold
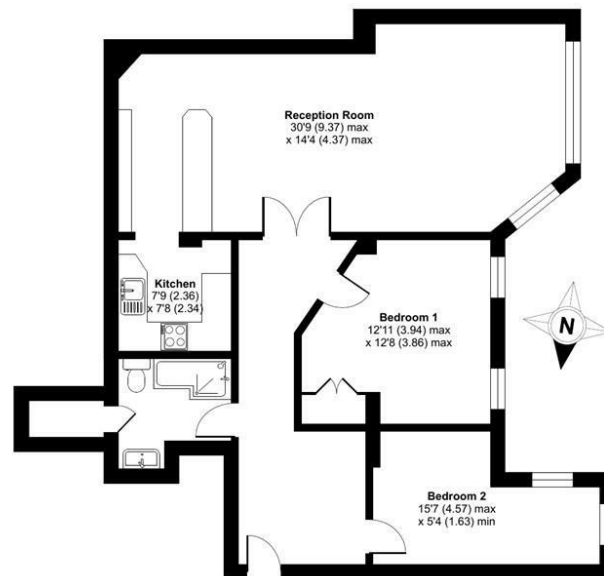- Stunning Seafront location
- Lease Hold

Important Information

Leasehold - Share of Freehold
Apartment
sq ft
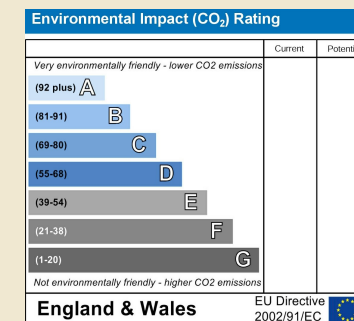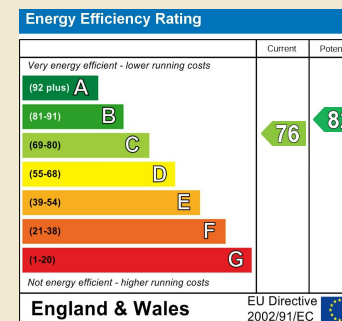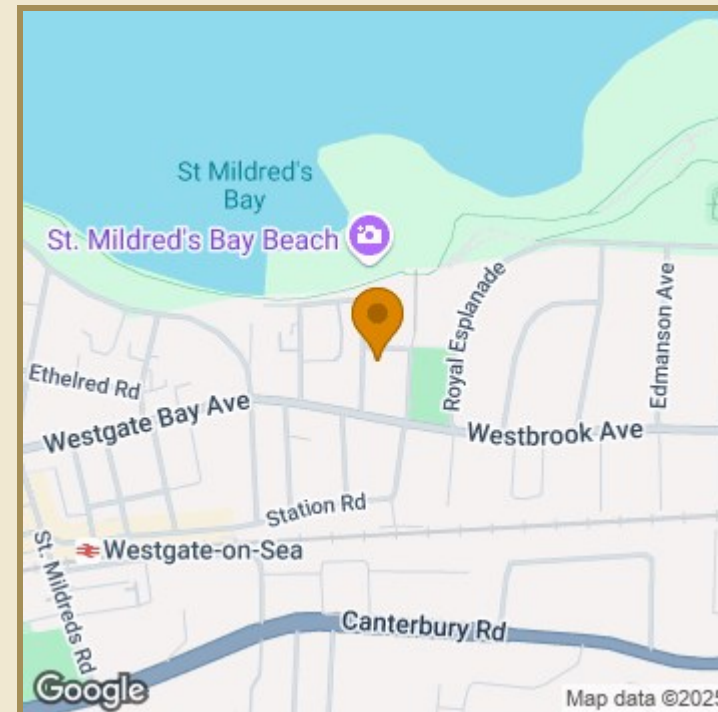Council Tax Band B
EPC Rating C

£240,000

St. Mildreds Court, Beach Road, Westgate-on-Sea, CT8

Approximate Area = 958 sq ft / 89 sq m
For identification only - Not to scale

Reception Room
30'9 (9.37) max
x 14'4 (4.37) max

Kitchen
7'9 (2.36)
x 7'8 (2.34)

Bedroom 1
12'11 (3.94) max
x 12'8 (3.86) max

Bedroom 2
15'7 (4.57) max
x 5'4 (1.63) min

N

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024.
Produced for Guildcrest Estates Ltd. REF: 1181912

RICS Certified Property Measurer

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	76	

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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