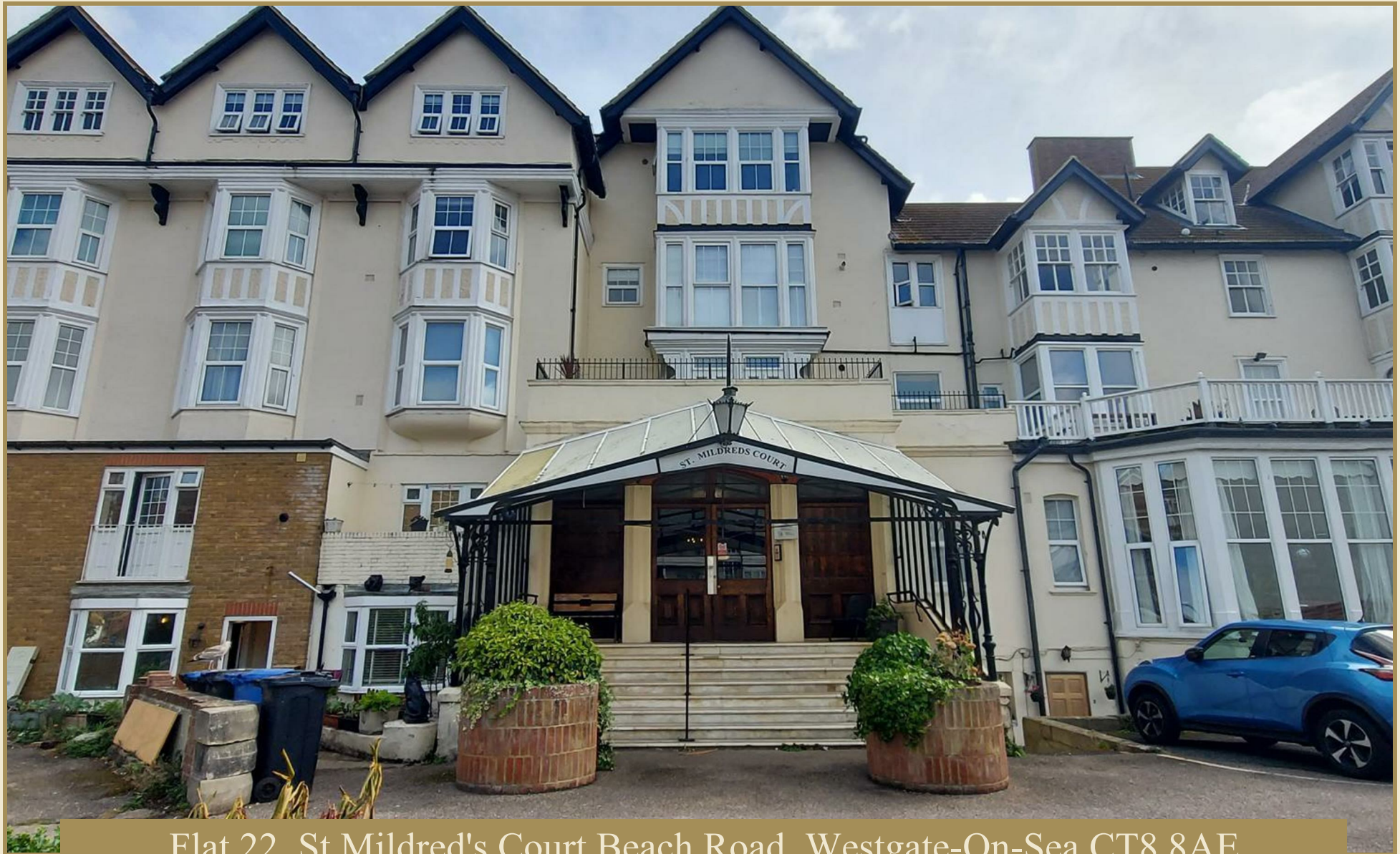




GUILDCREST ESTATES



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



2



1



1

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





GUILDCREST ESTATES

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

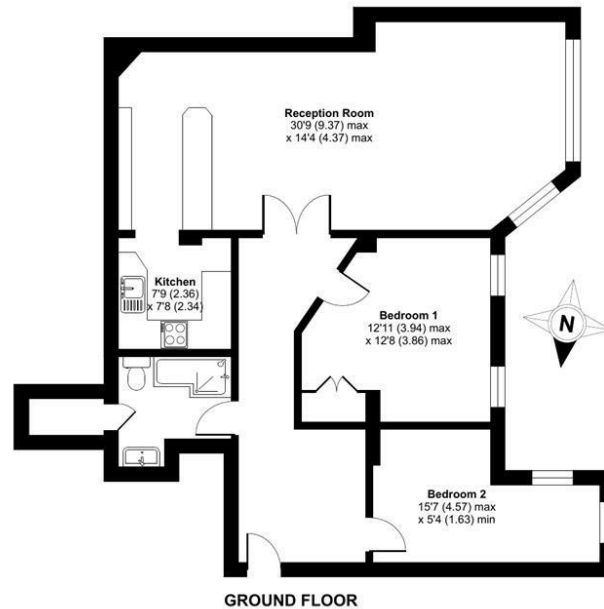
Important Information

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

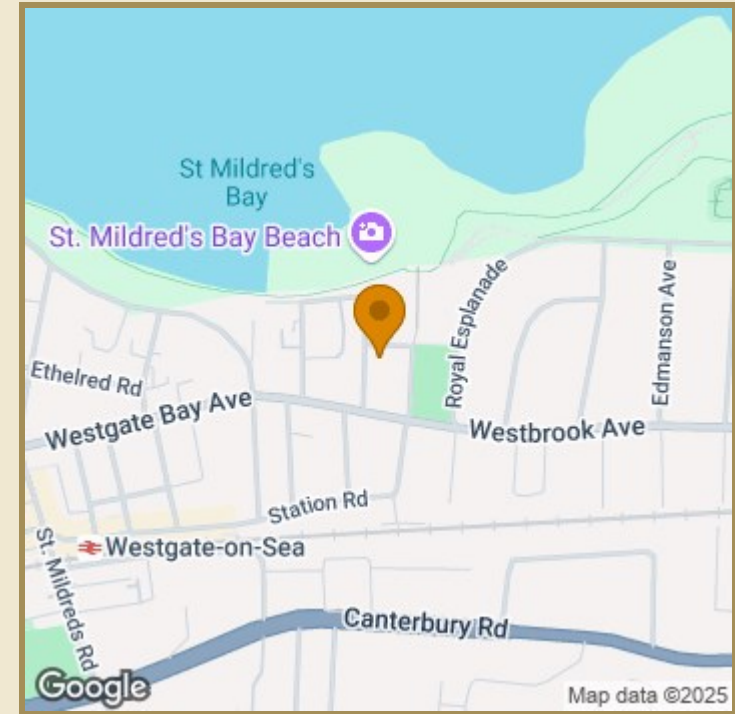
£240,000

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

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



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	82
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.