



GUILDCREST ESTATES



The Knot 20 Beach Road, Westgate-On-Sea CT8 8AD

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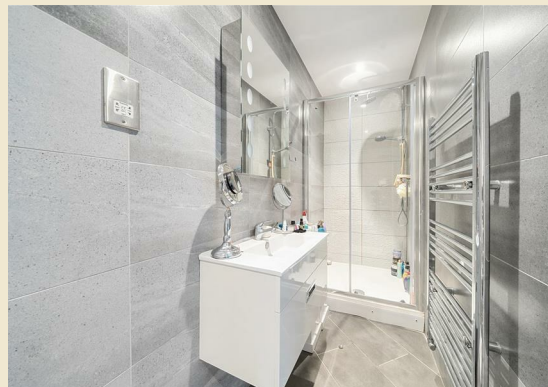
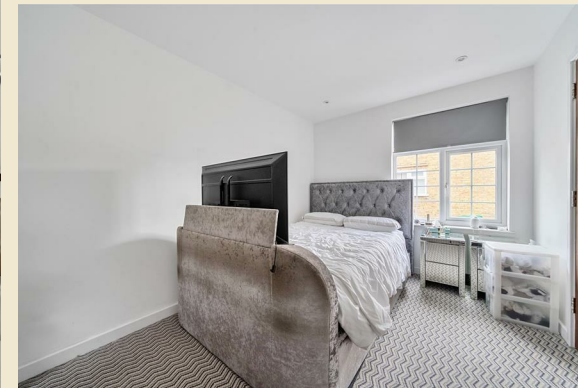
Offers in excess of £230,000

Located in the charming coastal town of Westgate-On-Sea, this delightful first-floor apartment at Beach Road and offers a perfect blend of comfort and convenience. With one spacious bedroom and well appointed en suite shower room, this older-style property is ideal for individuals or couples seeking a serene seaside retreat.

The apartment features a welcoming Lounge/dining room, providing a warm and inviting space and a contemporary kitchen/breakfast room with integrated appliances. The potential to extend the property to create a second bedroom adds an exciting opportunity for future enhancement, making it a versatile choice for those looking to invest in their living space.

Situated just off the picturesque seafront, residents can enjoy leisurely strolls along the beach or partake in various local amenities. The proximity to the train station ensures easy access to nearby towns and cities, making this location particularly appealing for commuters.

Additionally, the property benefits from allocated parking for one vehicle, providing added convenience in this sought-after area. Whether you are looking for a permanent residence or a holiday home, this apartment presents a wonderful opportunity to embrace





coastal living in Westgate-On-Sea. Don't miss the chance to make this charming property your own.

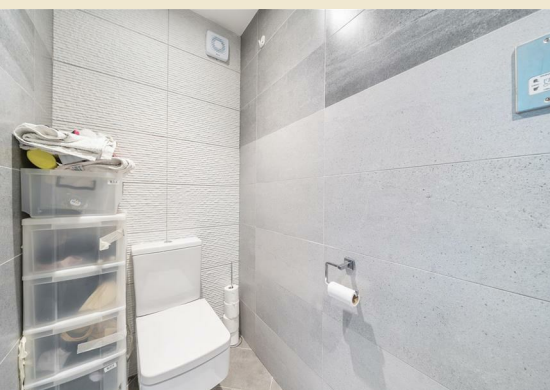
Council Tax Band B

Service Charge is £503.95 PA

Leasehold

Mains water, sewer, electricity and gas with gas central heating

Fixed wireless broadband





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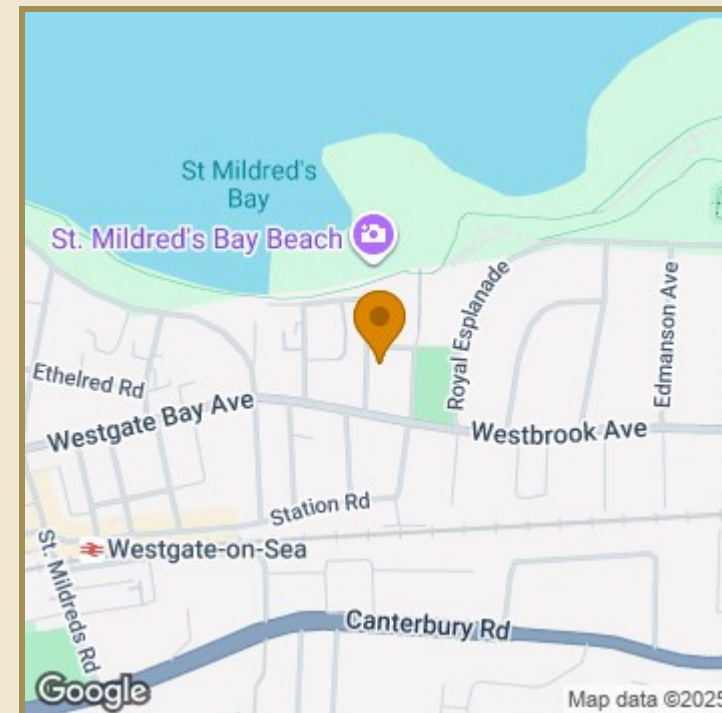
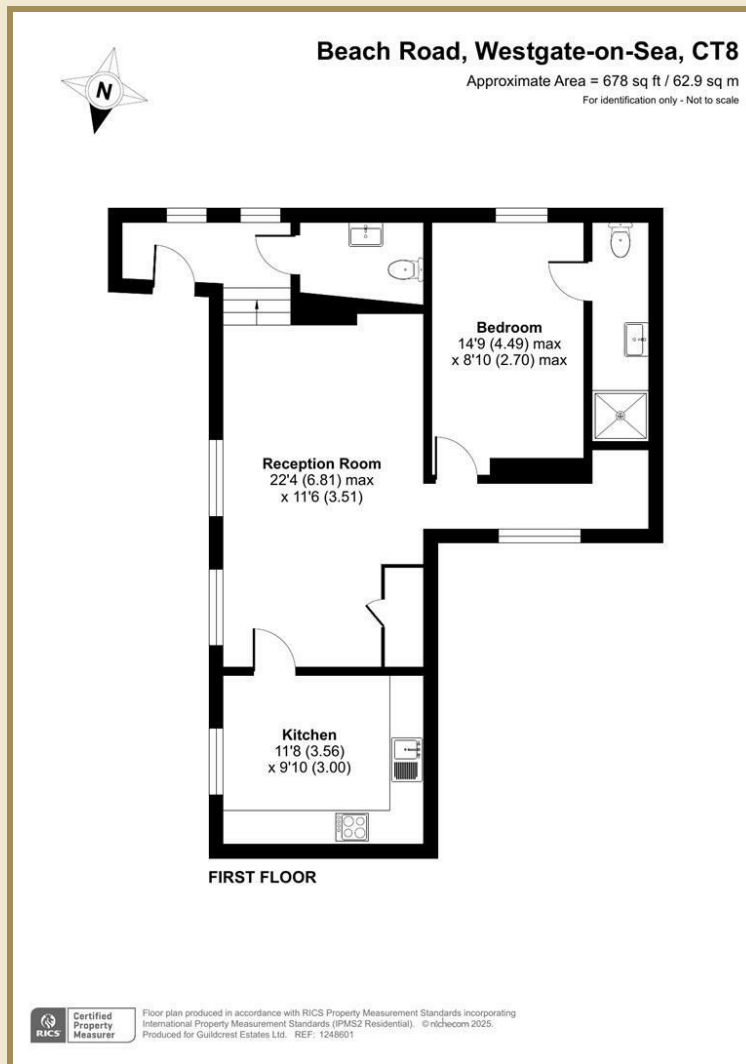
Key Features

- 1 Double Bedroom
- En suite shower room
- Modern first floor apartment
- Potential to extend to create a 2nd bedroom
- Contemporary modern kitchen/breakfast room
- Allocated parking
- Close to sea front and train station
- Council Tax Band B

Important Information

Leasehold
Apartment
62.90 sq ft
Council Tax Band B
EPC Rating C

£230,000



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		
	79	79
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



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