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Property brochure



HUNDREDS HOUSE
LINKSFIELD ROAD
WESTGATE
KENT
CT8 8EZ

Price: £340,000

2 Bedrooms

1 Reception

2 Bathrooms

EPC B

Tenure LEASEHOLD
Council Tax C



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The Property

Ready to move in and place your furniture! Welcome to this beautifully presented share of freehold two bedroom ground floor apartment in Westgate. Accommodation comprises entrance hall with utility and storage cupboard, modern open plan kitchen/lounge/diner with breakfast bar. There are two bedrooms, both doubles, with the main over 18' (5.49m) plus an en-suite shower room and fitted wardrobes, as well as a bathroom. The lease is over 990 years, so no need to worry about extending, and the apartment comes with its own small patio and communal gardens. Issued with allocated parking, there are charging points for electric cars on site. Situated over the road for Westgate on Sea Golf Club and a walk to the beach, the property is ready to move in and begin living a life by the sea! Call Oakwood homes to book your viewing!

Location

Westgate on Sea remains today a stylish and elegant seaside town. It boasts two blue flag beaches, St Mildreds Bay and Westgate Bay, a range of beach facilities and of course those stunning Turner sunsets. At the heart of Westgate lies a small parade of independent shops some of which still possess the original Victorian canopied walkway. The mainline station provides access to London - approximately 1.5 hours travel time, and the remaining Thanet towns including fashionable Margate which is less than 2 miles walk along the seafront. Thanet has long been a tourist destination and therefore a variety of recreational facilities are on hand including various water sports, a number of golf courses and stunning coastal and marshland walks. Westwood Cross provides further shopping and leisure opportunities whilst approximately 14 miles distant lays the historic cathedral city of Canterbury.

Accommodation

Entrance hall

Utility and storage cupboard

Lounge/Kitchen/Diner 27'4" (8.33m) x 14'7" (4.45m)

Bedroom 1 18'6" (5.64m) x 9'7" (2.92m)

En-suite 7'8" (2.34m) x 4' (1.22m)

Bedroom 2 15'6" (4.72m) x 10'4" (3.15m)

Outside

Rear Patio and communal gardens

Material Information

1/13 share if freehold.

No ground rent.

999 years lease 997 left.

Pets are allowed upon consultation.

We have been advised the maintenance are approximately £1,500 per annum and cover gardening, window cleaning cost of external electrics, lift maintenance.

Allocated parking, visitor parking and access to electric charging point.



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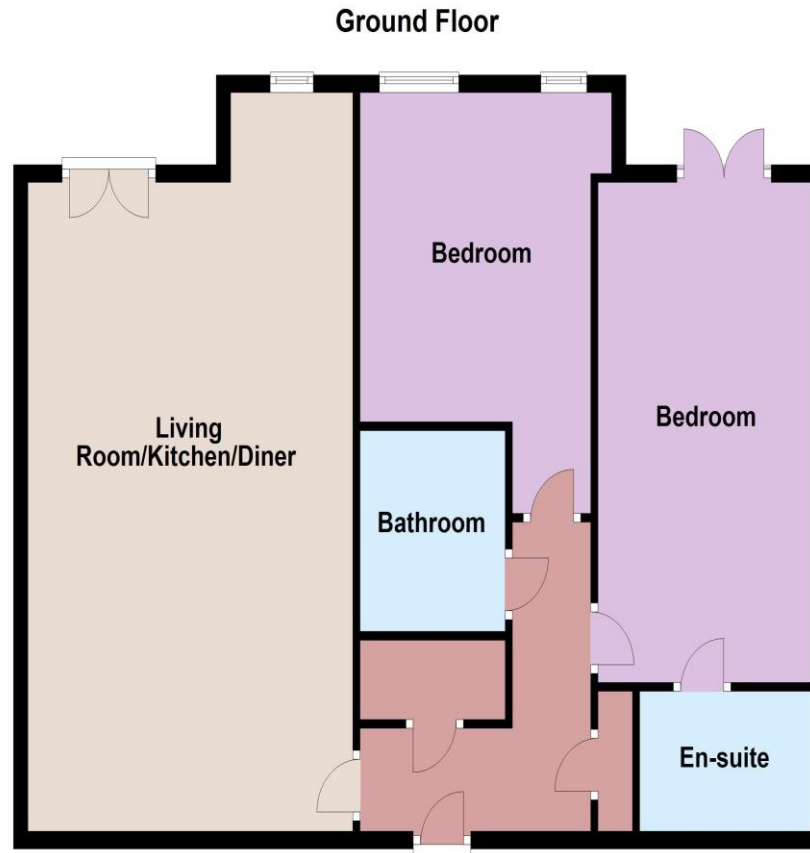
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Key Features

- 2 double bedrooms
- En-suite off main bedroom
- Open plan
- Parking & electric car charging point
- Low maintenance
- Spacious accommodation
- Doors to outside space & small patio
- EPC B

Need a mortgage..?

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Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0023518/AWSM20240523



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