



Oakwood homes[®]
putting people first

Property brochure



SEA ROAD
WESTGATE
KENT
CT8 8QG

Price: £325,000

1 Bedroom

1 Reception

1 Bathroom

Off Street Parking

EPC C

Tenure LEASEHOLD
Council Tax C



birchington@oakwoodhomes.biz



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www.oakwoodhomes.biz

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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD

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The Property

Stunning Top Floor Apartment With Sea Views. This beautifully presented top floor apartment set in a conservation area overlooking Westgate bay boasts spacious and light-filled accommodation, including a generously sized lounge with an open-plan kitchen featuring modern integrated appliances, making it perfect for entertaining or relaxing. Spaciousness extends to the bedroom, which features two built-in double wardrobes, and the apartment is completed by a modern bathroom. Step outside onto the private balcony to enjoy stunning sea views, ideal for unwinding after a long day. Additional benefits include an allocated parking space in the rear car park and a storage shed. Contact Oakwood homes to arrange 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

Kitchen & lounge	24'10" (7.57m) x 14'09" (4.50m)
Bathroom	8'02" (2.49m) x 5'04" (1.63m)
Bedroom	16'02" (4.93m) x 14'00" (4.27m)
OUTSIDE	
Balcony:	21'10" (6.65m) x 8'01" (2.46m)

Allocated parking space

Storage shed

Material Information:

9% Share of Freehold

125 year lease from 2015 - 116 years remaining

£2056 p.a maintenance charge

There is a tree on the site the subject of a Tree Preservation Order

The lease does not allow holiday or air bnb letting

Broadband is delivered via fibre to the property



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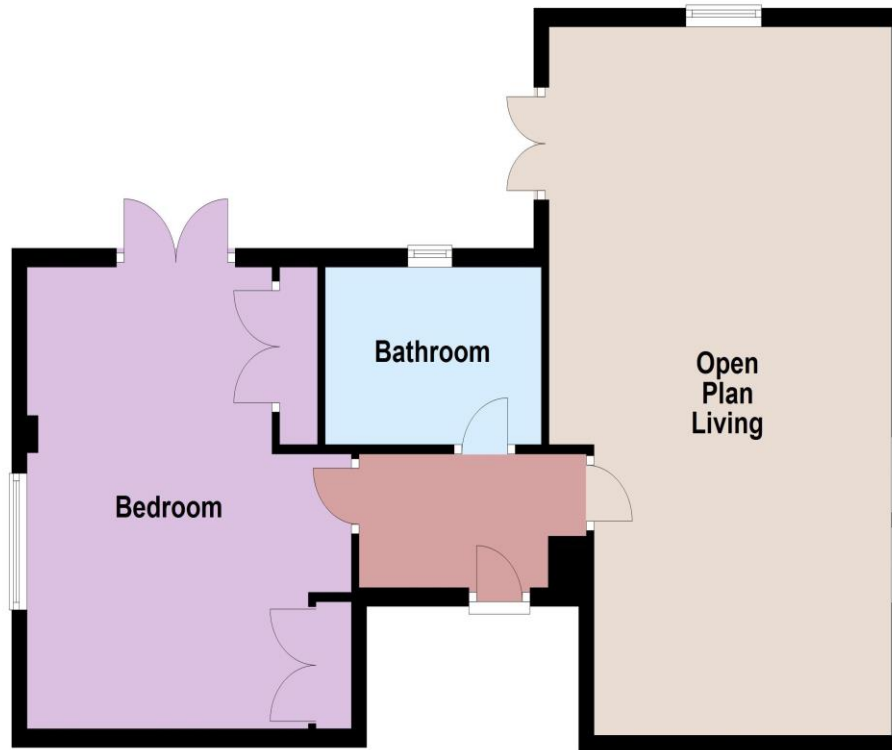


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Top Floor



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Key Features

- Top floor Apartment
- Sea Views
- Large South Facing Balcony
- Allocated Parking
- Opposite Westgate Bay
- Move In Ready
- Short Walk to Westgate High Street
- No Chain
- Perfect Holiday Home

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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. BIR0015835/241128JLCW



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