

## Property brochure



ROXBURGH ROAD  
WESTGATE  
KENT  
CT8 8RX

Price: £265,000

3 Bedrooms

1 Reception

1 Bathroom

EPC D

Tenure Share of Freehold  
Council Tax A



[birchington@oakwoodhomes.biz](mailto:birchington@oakwoodhomes.biz)



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[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

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## The Property

**CHARACTERFUL THREE BEDROOM SPLIT LEVEL APARTMENT IN THE HEART OF WESTGATE.** Set within an elegant Victorian building with a communal garden, this spacious three bedroom split level apartment offers a fantastic opportunity to create a stunning home in one of Westgate's most desirable locations. This unique property boasts generous living spaces, period charm, and incredible potential. Arranged over two floors, the apartment features a large south facing lounge. The kitchen, that has recently been replaced, offers ample storage and work top space. Upstairs, three well proportioned bedrooms offer comfortable accommodation, with the top-floor providing space for two large bedrooms and a cloakroom.. The bathroom is well-positioned and functional.. Located just a short walk from Westgate's charming parade of shops, beautiful beaches, and mainline train station with direct links to London Victoria, this apartment is perfectly positioned for coastal living with great accessibility. A rare chance to secure a character property in a prime location—contact us today 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

### Lower Floor

Lounge:	13'9" (4.19m) x 14' (4.27m)
Kitchen:	10'2" (3.10m) x 9'5" (2.87m)
Bathroom:	10'2" (3.10m) x 4'10" (1.47m)
Bedroom:	10'10" (3.30m) x 6'5" (1.96m)

### Upper Floor

Bedroom	14'7" (4.45m) x 9'3" (2.82m)
Bedroom	13'10" (4.22m) x 13'10" (4.22m)

W.C

External

Communal Gardens

Internet Is Provided Via Fibre To The Property

125 year lease from 22 November 2007

1/6th share of freehold  
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putting people first

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### Key Features

- Stunning Period Building
- Split Level Apartment
- Spacious Home
- Desirable Location
- Minutes From The Sea
- Westgate High Street  
Seconds From Your Front Door



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Plan produced using PlanUp.

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0024576/20250320/JLDP



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