

Property brochure



CHRISTIAN COURT
CARLTON ROAD EAST
WESTGATE
KENT
CT8 8PP

Price: £279,950

2 Bedrooms

1 Reception

1 Bathroom

1 Garage

EPC C

Tenure LEASEHOLD
Council Tax B



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The Property

Spacious & Modern Two Bedroom Ground Floor Apartment Near the Sea. Situated on the highly sought after Carlton Road East, this beautifully presented two bedroom ground floor apartment offers the perfect blend of modern living and coastal charm. Just moments from the sea, this fantastic home is ideal for first-time buyers, down sizers, or those seeking a seaside retreat. The property boasts a spacious and inviting lounge, providing a comfortable space to relax and entertain. The modern, well appointed kitchen is designed for both style and practicality, offering ample storage and workspace. Both bedrooms are generously sized, ensuring plenty of room for residents and guests alike. One of the standout features of this apartment is its access to a private garden space, perfect for enjoying outdoor relaxation. Additionally, the property benefits from off road parking and a garage, providing convenience and extra storage options. With its prime location near the coast, excellent condition, and desirable features, this is an opportunity not to be missed! Call 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.

Accommodation

Lounge/Diner	15'11" (4.85m) x 11'11" (3.63m)
Kitchen	11'7" (3.53m) x 8'2" (2.49m)
Bedroom	10'4" (3.15m) x 9'7" (2.92m)
Bedroom	13'11" (4.24m) x 10' (3.05m)
Bathroom	8'4" (2.54m) x 7'2" (2.18m)

Broadband is provided via fibre to the premises

Lease details:

999 year lease from 29-09-1974

25% Share of Freehold

£529pa Maintenance Fee



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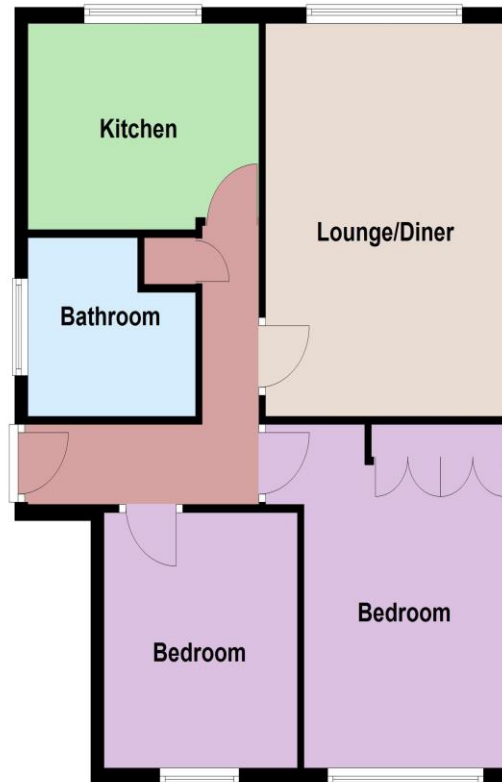
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putting people first

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Ground Floor



Key Features

- 2 bedroom ground floor apartment
- Garage
- Desirable location
- Minutes from the sea
- Great condition
- No work needed
- Returning a Yield Of Approximately 6.5%

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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. BIR0024603/20250325/JLDP



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