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ESTATE AGENTS



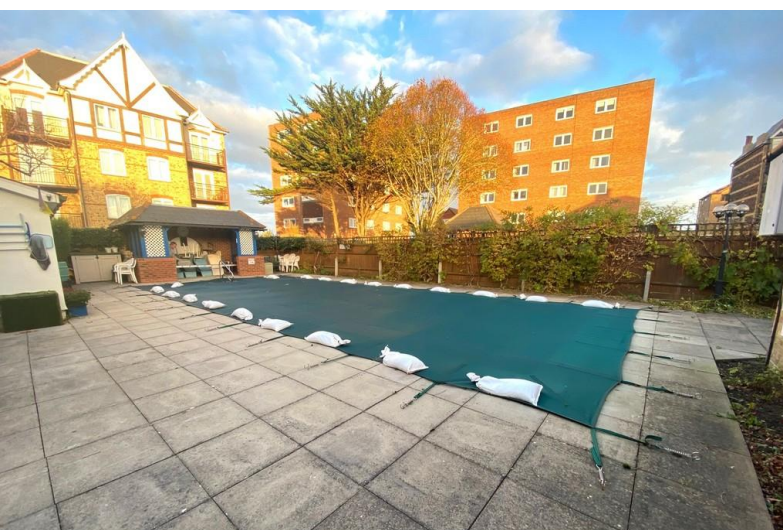
31 Sea Road

Westgate-on-Sea, CT8 8TW

- Sea Views, Lovely Gardens, Swimming Pool
- Ground Floor And Purpose Built
- Both Bedrooms En Suite

£399,000

EPC Rating '72'





Property Description

THE PROPERTY

A substantial ground floor apartment set in one of the areas most highly sought locations. Elegantly proportioned rooms offer bright and light accommodation. Sea views are offered from the sitting room patio doors that also open onto the first patio garden, plenty of space to enjoy the sunset over a Gin and Tonic. Communal areas are impeccably maintained, including the swimming pool and outside garden areas. The accommodation comprises a spacious hallway that provides access to the sitting room and dining room. With the addition of a stud partition the dining room could be bedroom three if required. There is a well fitted study/utility room, two double bedrooms which both enjoy en suite facilities, both open to the rear courtyard. There are great facilities near by, including Westgate town centre, train station and the cliff tops themselves. The property boasts gas central heating, double glazing and is available chain free.

COMMUNAL HALLWAY



Entry phone system, communal hallway, stairs and lift to all floors, door to:-

PRIVATE HALLWAY

25' 0" x 0' 0" (7.62m x 0m) Coved ceiling, double radiator, alarm panel and fuse board, laminate flooring, doors to:-

SITTING ROOM

20' 01" x 15' 02" (6.12m x 4.62m) Coved ceiling, three double radiators, double glazed sliding patio doors to the front balcony with direct sea views, TV point, fireplace feature, interconnecting archway to:-

DINING ROOM / BEDROOM THREE

11' 0" x 9' 5" (3.35m x 2.87m) With a stud partition in place this could become bedroom three, archway opens into the sitting room, two double glazed windows, double radiator.

KITCHEN

11' 0" x 8' 08" (3.35m x 2.64m) Measurements include a range of well planned units, space for fridge freezer and dish washer, wood block effect work surface over inset with a four burner gas hob and a stainless steel sink and mixer tap, breakfast bar area, matching wall cabinets, double electric oven to eye level, coved ceiling, extractor hood, wall mounted gas boiler, telephone and TV point.



STUDY ROOM

7' 09" x 5' 10" (2.36m x 1.78m) A superb range of built in office storage and utility storage combined, larder cupboard shelves cupboards as well as a desk, space for washing machine.

MASTER BEDROOM

18' 09" x 11' 0" (5.72m x 3.35m) Maximum measurements that include a range of fitted wardrobes, built in dressing area, double radiator, double glazed French doors open onto the rear courtyard, door to:-



EN SUITE BATHROOM

Suite comprising of low level WC, pedestal wash basin, panel bath with a mixer tap and shower attachment over, tiled splash backs, double glazed window, radiator, heated towel rail.

BEDROOM TWO

16' 08" x 10' 3" (5.08m x 3.12m) Coved ceiling, double radiator, double glazed window, double glazed door to the courtyard garden, built in wardrobe, door to:-



EN SUITE SHOWER ROOM

Suite comprising double shower enclosure, low level WC, pedestal wash basin, shaver point, extractor fan,



heated towel rail.

FRONT PATIO

Accessed from the sitting room, laid to faux lawn with planted borders and picket fence.

REAR COURTYARD

Laid to paving and set within a picket fence, pedestrian gate.

POOL & GARDENS

There are communal gardens with well planted and maintained borders. There is also a swimming pool complex with patio surrounds and sun deck.



MEASUREMENTS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements are for general guidance purpose only. The measurements are approximate, the measurements given should not be relied on. All measurements were taken using a sonic tape therefore maybe subject to a small margin of error.

The mention of any appliances and/or services within these particulars does not imply they are in full or efficient working order.

COUNCIL TAX

Tax Band E

Council Tax Cost (£PA) £2,681.58



ANTI MONEY LAUNDERING

AML Identification Checks – If you have an offer accepted on a property through Thomas Jackson, we will be required by law to carry out anti money laundering checks prior to instructing Solicitors.

AGENTS NOTES

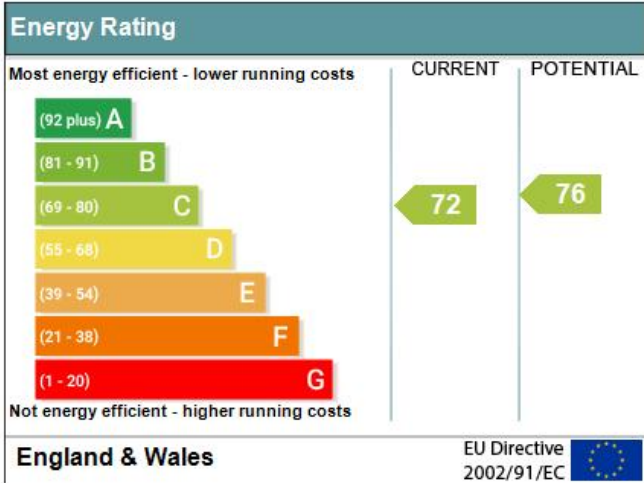
Please note that under the terms of the lease you are NOT able to let the property on an Air B&B basis
Pets are permitted.

LEASE DETAILS

We understand that the lease was agreed on the 1/1/1999 for a period of 999 years (985 years remaining currently)

Service charge:- is £770 per quarter or £3080 PA
We understand that the service charge can be paid monthly

Address: Flat 1, Kingsmead, 31 Sea Road, WESTGATE-ON-SEA, CT8...
 RRN: 3037-9922-1309-0256-2202



Ground Floor Flat
 Approx. 103.3 sq. metres (1112.2 sq. feet)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)
 Flat 1, Kingsmead, 31 Sea Road, Westgate-on-sea



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

