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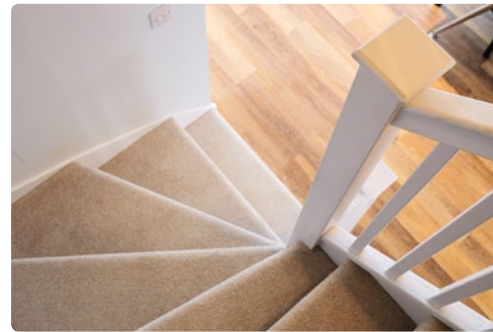
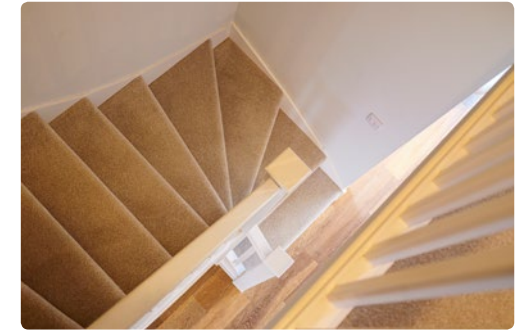
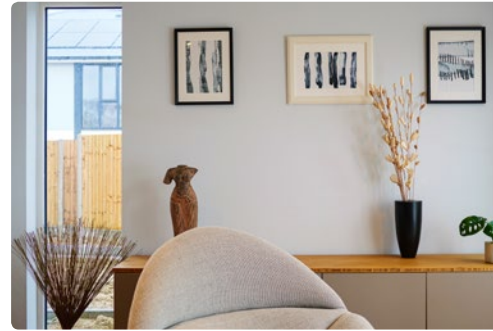
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Driftwood Mews, Suffolk Avenue, Westgate-on-Sea CT8 8JG

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



Driftwood Mews, Suffolk Avenue, Westgate-on-Sea CT8 8JG

- A Collection Of Exceptionally Eco-Friendly Home
- Built With Responsibly Sourced Materials
- Air Source Heat Pump & Solar Panels
- Zero Carbon Emissions & Minimal Energy Bills
- Beautifully Sleek Interiors & Contemporary Exterior
- Stylish Symphony Kitchens With Integrated Appliances
- Enclosed Garden, Driveway With EV Charger & Bike Store
- Short Walk To The Seafront, Town Centre & Train Station

SITUATION:

This popular seaside town has a lovely array of independent shops, restaurants, boutiques, and borders the larger and more well-known coastal resort of Margate. Westgate has two lovely sandy bays, West Bay and St. Mildred's Bay and has remained a popular tourist attraction since the town's development in the 1860's. The town has three primary schools, one of which is private, alongside Ursuline College secondary school. The town has a library, a three screen Carlton Cinema which is an iconic building dating back to the early 1900's, and the Westgate Pavilion which is a venue for discos, yoga, indoor bowls and dance classes. The train station is a short walk away and provides direct links to London via the high-speed service or national rail.

For those that enjoy outdoor pursuits there is a wonderful Viking coastal path which links you with other popular seaside towns such as Broadstairs, Ramsgate and Birchington giving you 32 miles of safe cycling opportunities.

Sea swimming, paddle boarding and kayaking is also exceptionally popular in this spot especially at sunset which is enjoyed very much in this corner of Kent.

The thriving town of Margate is one of England's most quintessential seaside towns, with its long, sandy beaches and traditional seaside shops and arcades. However, there is also a new and vibrant atmosphere in Margate, with the world-renowned Turner Contemporary art gallery and the regeneration of the Old Town, with its vast array of vintage shops and international cafes and restaurants.

The vibrant city of Canterbury also offers a wide choice of amenities including a fantastic range of High Street and independent retailers, restaurants, pubs, leisure facilities and the very popular, Marlowe Theatre. It has an excellent selection of both state and independent schools, along with three universities, two mainline railway stations and two hospitals.



DESCRIPTION:

A future proof, sustainable home built to an exceptionally eco-friendly standard in the sought-after seaside town of Westgate-On-Sea, which lies just a few miles west of the regenerated, artistic town of Margate.

The two bedroomed homes are constructed using responsibly sourced materials, and features that would not be found in a standard home such as; an air source heat pump, mechanical ventilation with heat recovery, exceptional levels of insulation and solar panels which combined with natural energy sources, presents an A+ energy rating, allowing one to live a greener and healthier lifestyle.

The house has been designed to minimise individuals' emissions and provide a net zero carbon pathway which will financially benefit a new homeowner as well as replacing fossil fuelled systems.



Stylishly finished with high specification symphony kitchens, which have been finished with sleek work tops and integrate an array of Caple appliances, all of which are powered by renewable energy resources. The downstairs space is further enhanced by luxury vinyl tiles with underfloor heating and French doors to the rear garden.

Beautiful solid oak doors complement the neutral pale décor and elegant staircase, which has a hardwood balustrade and rises to the first floor where one will find two double bedrooms with floor to ceiling windows and a well-appointed bathroom.

Each property will benefit from an enclosed garden, a driveway with EV charging point, and bicycle storage.

This exclusive development currently consists of twelve two bedroomed houses with further maisonettes being added in the next phase, completing this small development.

Each of the two bedroomed houses offers 850 sq.ft of minimalistic space with uniformed exteriors dressed in large dark framed windows which complement the pale cladding and contemporary, composite front door.

Conveniently located, less than half a mile to the sea front, train station and to Westgate's parade of local shops, all facilities are easily walkable or just a few minutes cycle away, reducing one's carbon footprint furthermore.



ENERGY EFFICIENCY FEATURES:

- Zero Energy Bills
- Eco Air Source Heat Pump
- Integral flush fitted PV solar panels
- Mechanical Ventilation with Heat Recovery
- Underfloor Heating To The Ground Floor
- Hi- Tech Insulation & Double Glazing
- Low Energy Lighting Throughout
- EPC Rating A+



INTERIOR FINISH:

- Luxury Vinyl Tiled Flooring
- Natural Oak Internal Doors
- Elegant Hardwood Staircase
- Stylish Fitted Symphony Kitchens
- Integrated energy efficient Caple appliances
- White Bathroom Suite With Bosch Shower
- Illuminating Mirror With Shaving Socket

SECURITY & TECHNOLOGY:

- Superfast Broadband Connection
- Sockets With USB Points
- Security Alarm & Smoke/Heat Detectors

EXTERNAL FINISHES:

- Bike Store For Two Bicycles
- Electrical Vehicle Charging Point & Driveway
- Enclosed Garden With Patio & Artificial Grass

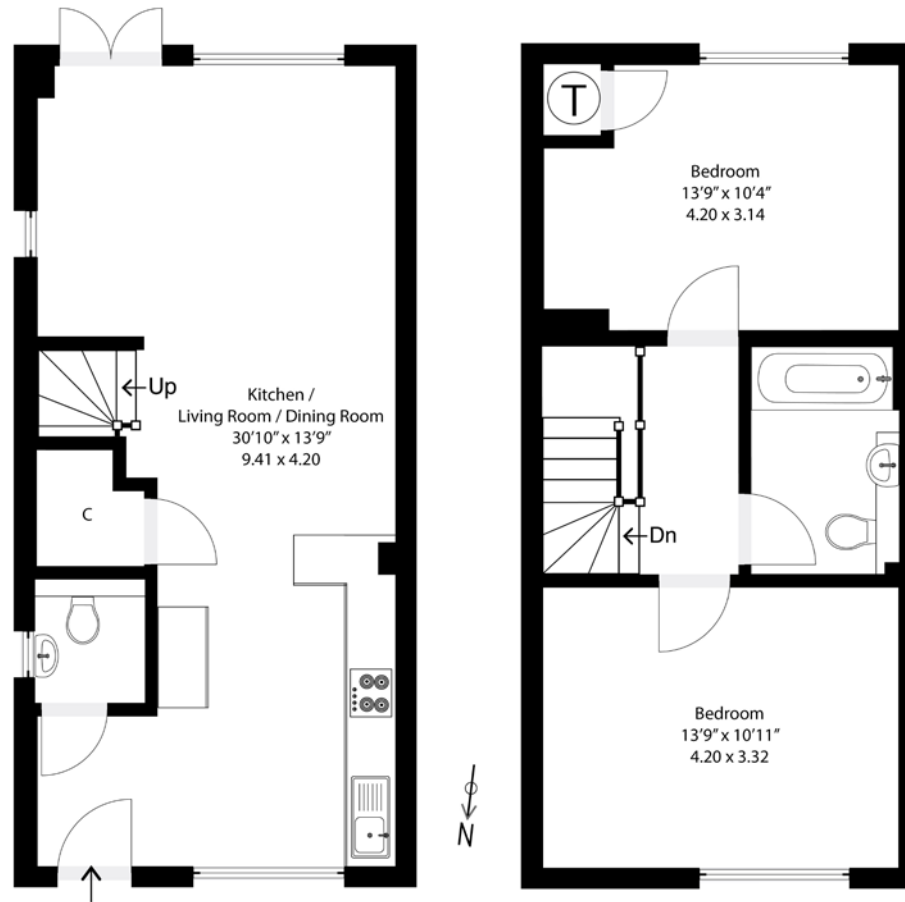
INCENTIVE & IMPORTANT INFORMATION:

- Estate Charges Approx £250 Per Annum
- Buildzone 10 Year Warranty
- £1000 Reservation Fee
- Cash Incentive Available - subject to terms and conditions and reservation dates.









TOTAL FLOOR AREA: 852 sq. ft (79 sq. m)



EPC RATING
A+



COUNCIL TAX BAND
TBC



GENERAL INFORMATION
Air source heat pump, solar panels & mechanical ventilation with heat recovery

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