



GUILDCREST ESTATES



5 Beach Rise, Westgate-On-Sea CT8 8AB





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Asking price £195,000

This charming one-bedroom conversion flat is located in the delightful area of Beach Rise, Westgate-On-Sea, of comfort and offers a perfect blend coastal living. Just a stone's throw from the picturesque St Mildreds Bay, this property is ideally situated for those who appreciate the beauty of seaside life.

Inside, you will find a bright and spacious lounge that exudes warmth and character, enhanced by lovely wooden flooring and a neutral decor that invites personal touches. The adjoining conservatory bathes the space in natural light and provides a serene spot to relax, with steps leading down to a communal garden where you can enjoy the fresh sea air and stunning views of the bay.

The separate kitchen is well-appointed, making it easy to prepare meals while enjoying the lovely surroundings. The good-sized bedroom continues the theme of spectacular views, ensuring that you wake up to the beauty of the coast each day. Completing this delightful flat is a modern shower room, designed for convenience and comfort.

Presented in excellent condition, this property is perfect for first-time buyers, investors, or anyone seeking a tranquil retreat by the sea. With its enviable location and charming features, this flat is a wonderful opportunity to



embrace a relaxed coastal lifestyle. Don't miss the chance to make this lovely home your own.





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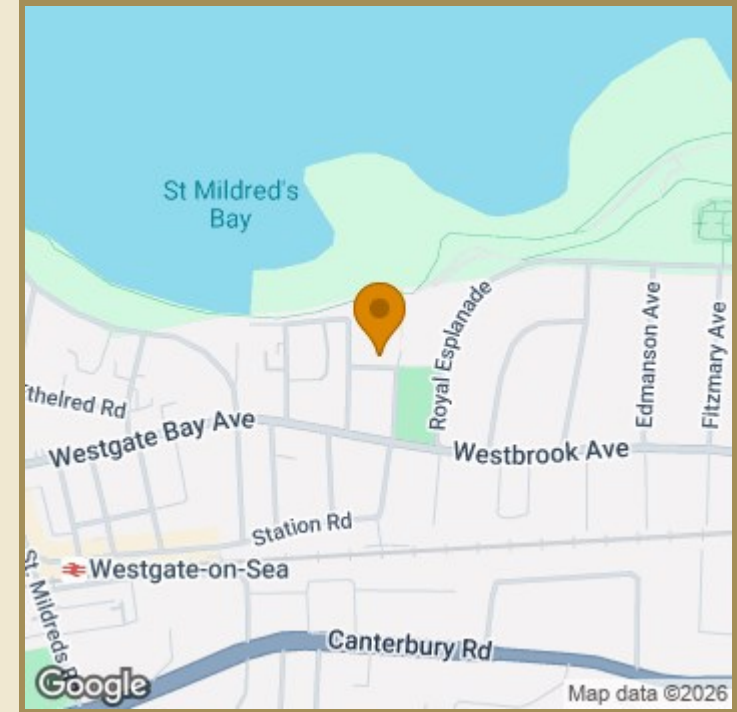
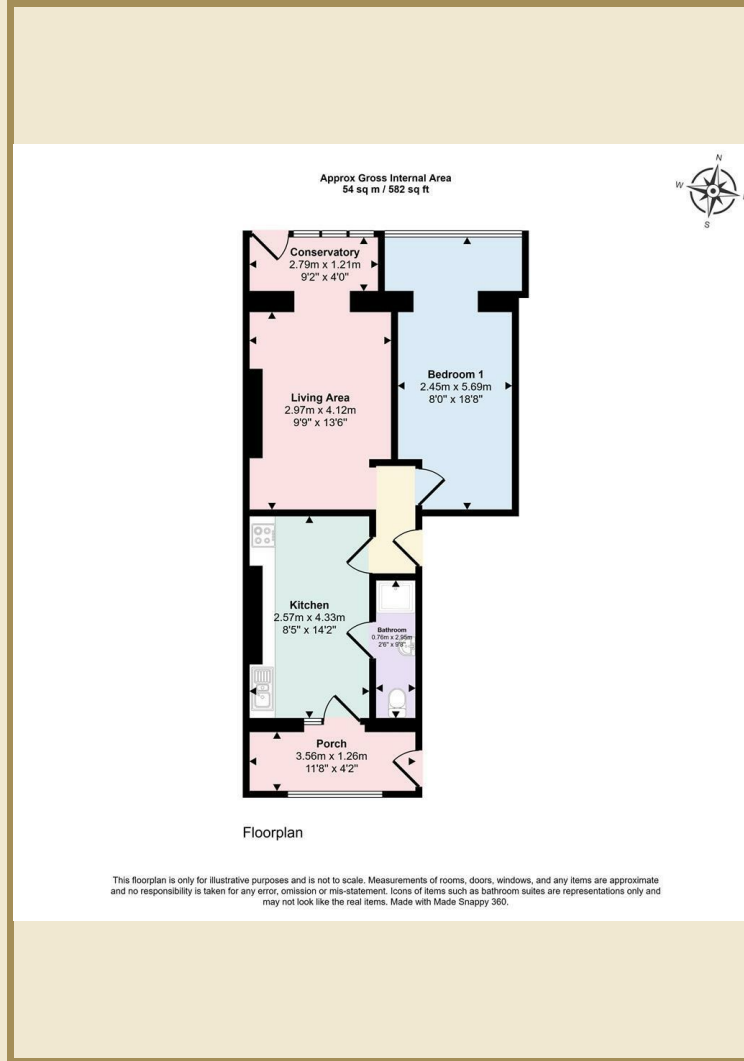
Key Features

- Charming one-bedroom conversion flat
- Just a stone's throw from the picturesque St Mildreds Bay
- Neutrally decorated and wooden flooring throughout
- Bright and spacious lounge and adjoining conservatory
- Steps from conservatory leading down to a communal garden
- Stunning views of the bay
- Separate modern kitchen and little utility area
- Good-sized bedroom and a modern shower room

Important Information

Leasehold - Share of Freehold
 Flat - Conversion
 582.00 sq ft
 Council Tax Band A
 EPC Rating B

£195,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	81	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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