



GUILDCREST ESTATES



Flat 4, 11 Sea Road, Westgate-On-Sea CT8 8SA





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Sea Road, Westgate-On-Sea CT8
8SA

£230,000

Positioned on the picturesque Sea Road in Westgate-On-Sea, this delightful first-floor conversion apartment offers a perfect blend of period elegance and modern convenience.

The property is presented in excellent condition throughout, featuring a bright and spacious open-plan kitchen and lounge area, ideal for both relaxation and entertaining. A large bay window floods the space with natural light and provides stunning views of the sea and St Mildred's Bay.

A contemporary high-gloss kitchen is equipped with integrated appliances, making it a joy for any home cook. This apartment boasts two generously sized double bedrooms, ensuring ample space for comfort and privacy. The modern tiled shower room adds a touch of luxury to the living experience.

Set within an attractive Victorian building, residents can enjoy the benefits of a large, mature communal garden, perfect for leisurely strolls or social gatherings. Additionally, the property includes residents' parking and a share of the freehold, offering both convenience and peace of mind.

A standout feature of this property is its enviable seafront location. Residents can enjoy the soothing sounds of the waves and





the fresh sea breeze, all while being just a short stroll away from the vibrant Westgate High Street. Here, you will find a variety of shops, cafes, and local amenities to cater to your everyday needs. Additionally, the nearby train station provides excellent transport links, making it easy to explore the surrounding areas or commute to larger towns and cities.

This flat is not only a wonderful home but also a fantastic opportunity for those looking to embrace a coastal lifestyle. Whether you are a first-time buyer, a small family, or seeking a holiday retreat, this property offers a unique blend of comfort and convenience in a sought-after location.

- Council Tax Band A
- Lease remaining 952 Years
- Service Charge £1300 pa
- Share of freehold
- Mains water, sewer, electric central heating



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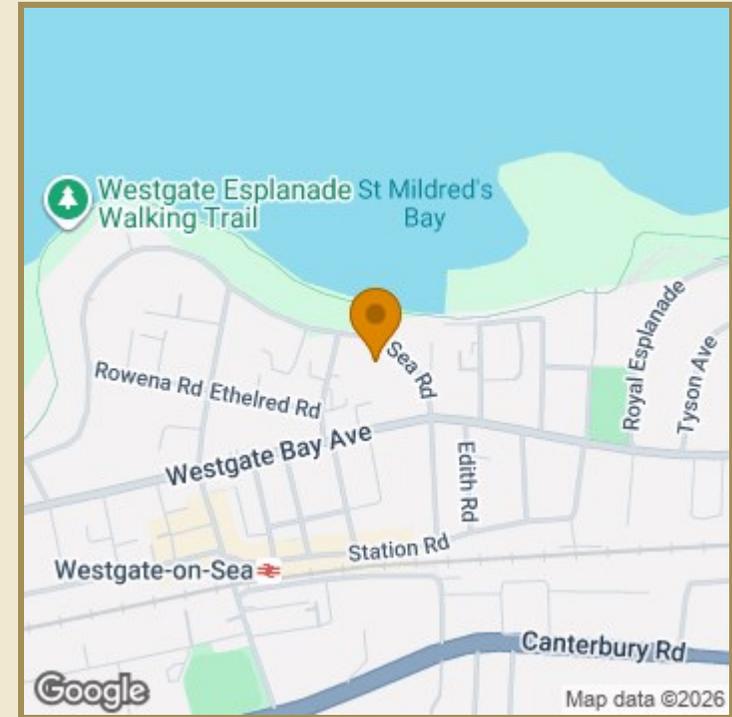
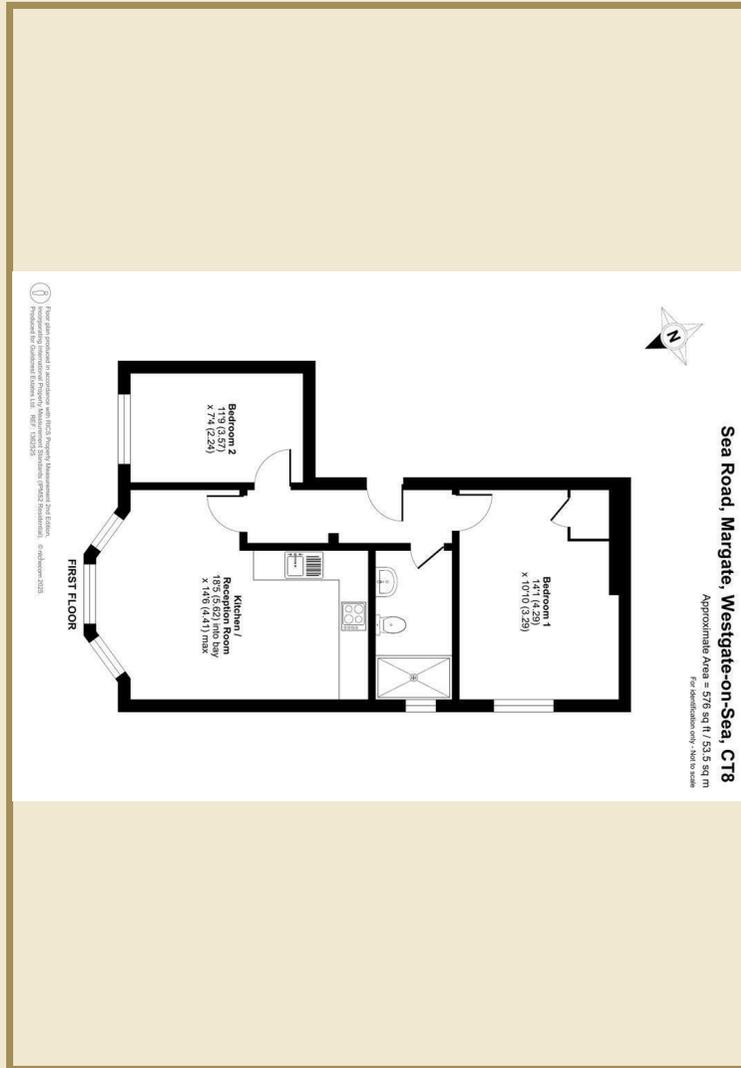
Key Features

- Lovely first floor conversion apartment in an enviable seafront location
- Excellent condition throughout
- Bright and spacious open-plan kitchen and lounge area
- Large bay window with stunning views of St Mildred's Bay
- Contemporary high-gloss kitchen with integrated appliances
- Two double bedrooms and a modern tiled shower room
- Large, mature communal garden and residents' parking
- Walking distance to train station

Important Information

Leasehold - Share of Freehold
 Flat - Conversion
 576.00 sq ft
 Council Tax Band A
 EPC Rating D

£230,000



| 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 | | | |
| | | | 81 |
| | | 57 | |
| England & Wales | | EU Directive 2002/91/EC | |

| 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | |
| England & Wales | | EU Directive 2002/91/EC | |



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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