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GUILDCREST ESTATES

Sea Road, Westgate-On-Sea CT8  
8SA

£230,000

Positioned on the 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**



GUILDCREST ESTATES

## 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

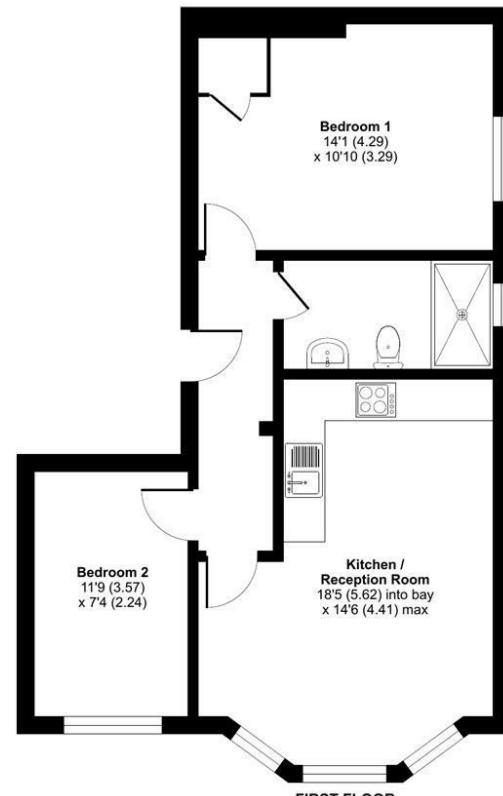
Council Tax Band A

EPC Rating D

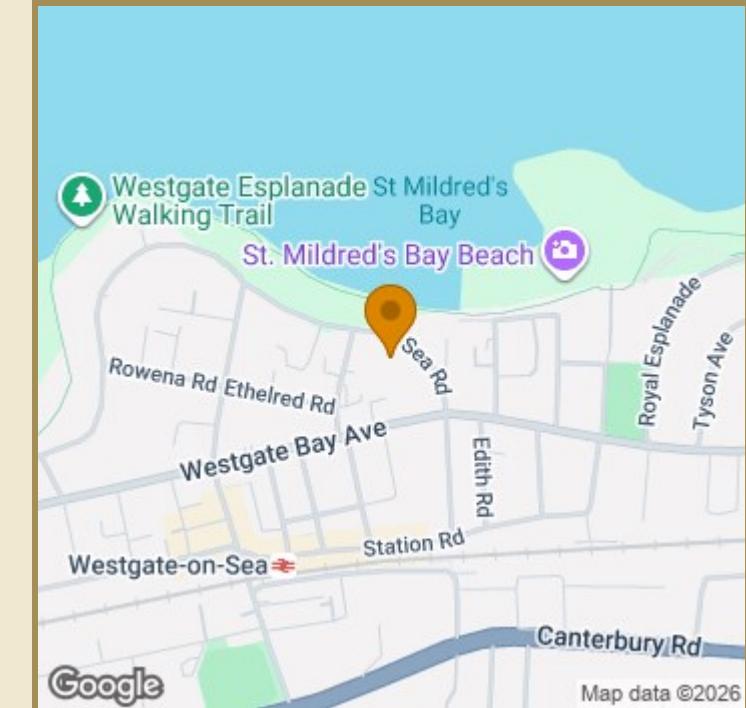
£230,000

### Sea Road, Margate, Westgate-on-Sea, CT8

Approximate Area = 576 sq ft / 53.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Guildcrest Estates Ltd. REF: 1362526



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

**Disclaimer** 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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