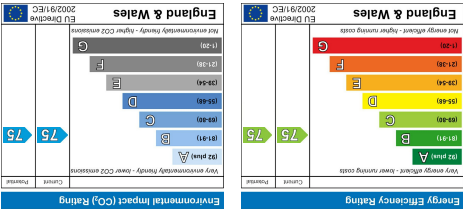


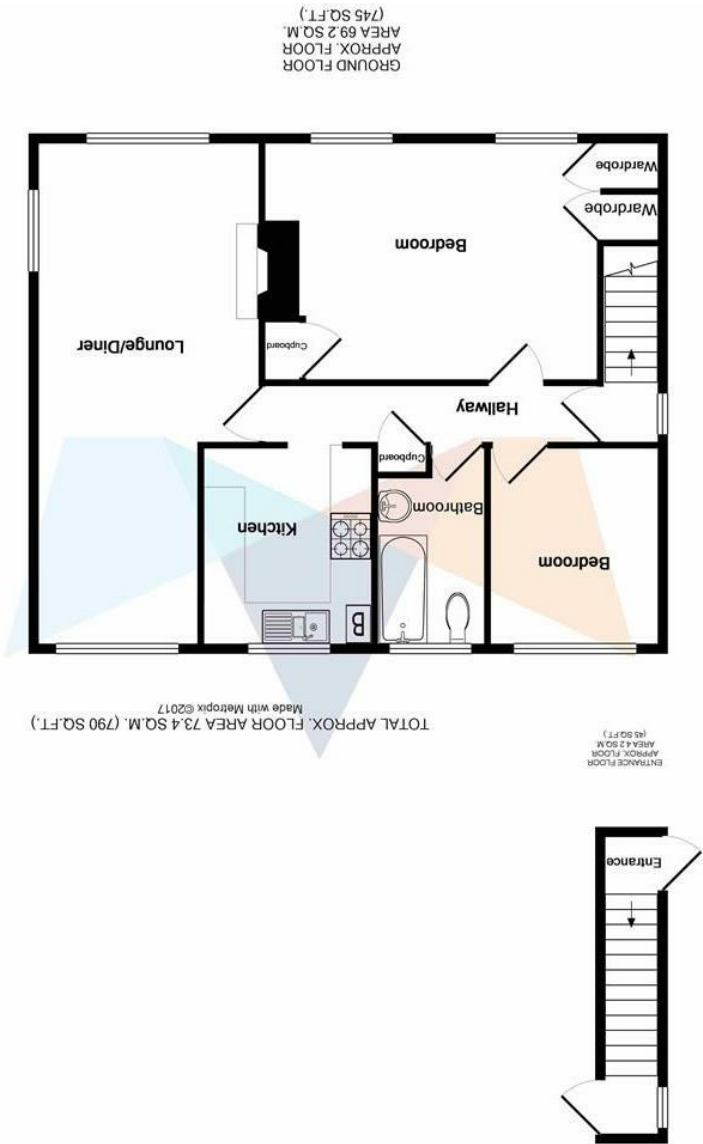
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



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8A ST. MILDREDS ROAD WESTGATE-ON-SEA



8A ST. MILDREDS ROAD
WESTGATE-ON-SEA

£169,995

- Two Bedroom Maisonette
- Central Westgate Location
- Off Street Parking For Two Vehicles
- 24ft Lounge Diner
- Sunny Aspect Rooms
- Separate Fitted Kitchen
- Close To All Major Amenities
- CHAIN FREE

LOCATION

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just retirement enjoying the blue flag beaches or our local sea front pub. Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery.

Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides.

A popular residential area for young families, London commuters, second home purchasers and retired couples.

ABOUT

SPACIOUS TWO BEDROOM MAISONETTE IN THE HEART OF WESTGATE!

Miles & Barr are extremely pleased to be offering this rarely available two bedroom first floor maisonette located within a few hundred yards of Westgate's main shopping parade and train station. Accessed via its own front door and with stairs leading to the first floor, the property boasts two double bedrooms, a 24ft lounge diner, separate fitted kitchen and off street parking for up to 2 vehicles. In our opinion the property could suit a variety of different buyers from those looking to be close to all major amenities to anyone after a spacious first time buy or holiday home. The property is being offered with NO ONWARD CHAIN and keys are available for immediate viewings!

DESCRIPTION

FIRST FLOOR

Lounge 24'10 x 10'11 (7.57m x 3.33m)

Kitchen 9'8 x 8'0 (2.95m x 2.44m)

Bedroom One 16'2 x 11'6 (4.93m x 3.51m)

Bedroom Two 9'9 x 8'4 (2.97m x 2.54m)

Bathroom 8'3 x 5'2 (2.51m x 1.57m)

EXTERIOR

Car Port

