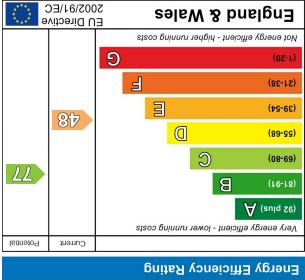


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



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ADRIAN SQUARE WESTGATE-ON-SEA



ADRIAN SQUARE
WESTGATE-ON-SEA

£205,000

- Short walk to local amenities including award winning beaches
- Fantastic investment or First Time Buy
- Sought after Adrian Square
- Offered with no forward chain

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 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 couples.

ABOUT

Miles & Barr are delighted to offer to the market this two bedroom apartment nestled in one of the most highly sought after areas of Westgate, Adrian Square.

Accommodation is accessed via an entry phone system to the communal hall, upon entry to the flat you will appreciate how bright and open it feels, with a bedroom/study immediately in front, adjacent is the large lounge with two windows overlooking the square in front, down the hall there is a kitchen with fitted floor and wall units providing ample storage. At the rear of the property there is a shower room and double bedroom. The property is ready to move into or be let out and would make a great investment or first time time buy.

Call Miles & Barr today to arrange your viewings.

DESCRIPTION

Entrance

Lounge 14'7 x 10'0 (4.45m x 3.05m)

Kitchen 11'1 x 8'3 (3.38m x 2.51m)

Bathroom 11'9 x 9'8 (3.58m x 2.95m)

Bedroom/Study 10'11 x 5'6 (3.33m x 1.68m)

Shower Room 7'11 x 4'2 (2.41m x 1.27m)

