



FLAT 12 20-21 ROXBURGH ROAD
WESTGATE-ON-SEA

£170,000

- Two Double Bedrooms
- Open Plan Lounge Diner
- Modern Fitted Kitchen And Bathroom
- Central Westgate Location
- Close To Shops And Seafront
- CHAIN FREE!
- Excellent Condition

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

TWO BEDROOM APARTMENT IN THE HEART OF WESTGATE!

Miles & Barr are extremely pleased to be offering this two bedroom apartment located in the ever popular Roxburgh Road, Westgate. Ideally situated within walking distance of Westgate's main high street, cinema, train station and seafront, this well looked after, modern flat boasts two double bedrooms, an open plan lounge diner with modern fitted kitchen and a contemporary family bathroom. In our opinion the property is in very good decorative order throughout and would make a perfect first time buy or second home for anyone keen to be close to the seafront and all major amenities. An early internal viewing comes highly recommended and the seller has informed us that there will be NO ONWARD CHAIN!

DESCRIPTION

Entrance

Lounge 14'6 x 14'1

Kitchen 10'9 x 5'10

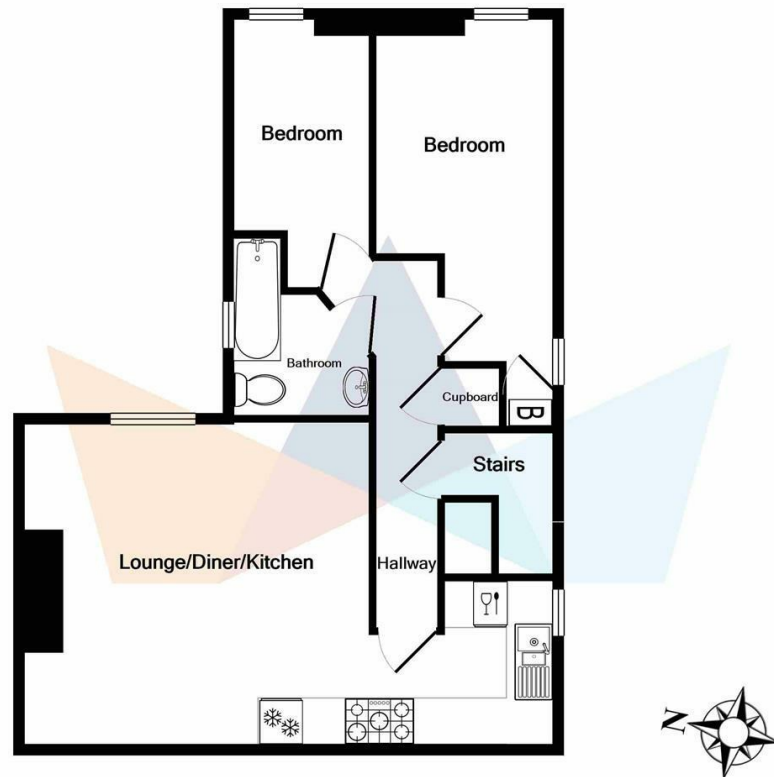
Bedroom One 14'10 x 8'

Bedroom Two 11'9 x 6'5

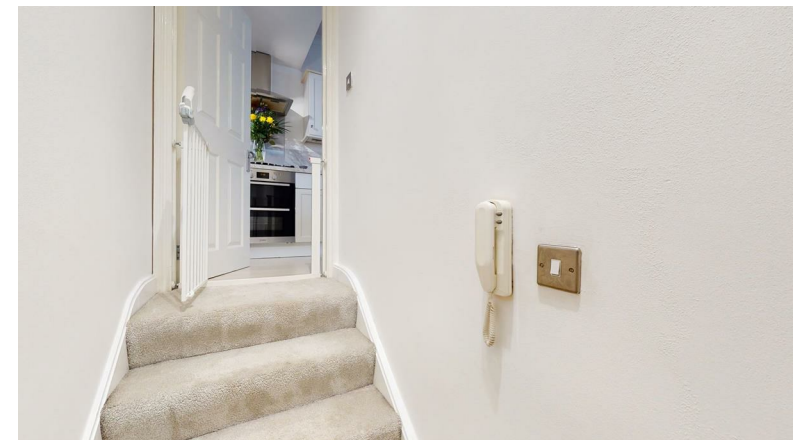
Bathroom 6'1 x 5'6



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TOTAL APPROX. FLOOR AREA 51.1 SQ.M. (550 SQ.FT.)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 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	