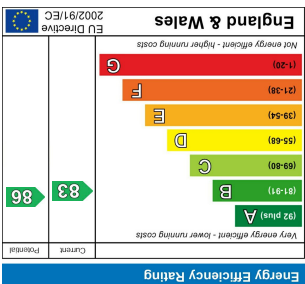


in compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the 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



41 Station Road, Westgate-on-Sea, Kent, CT8 8QY
t. 01843 836655 e. westgate@millesandbarr.co.uk



ROWENA ROAD WESTGATE-ON-SEA



ROWENA ROAD
WESTGATE-ON-SEA

£125,000

- No forward chain
- First floor apartment
- Lift to all floors
- Residents lounge on the first floor
- Communal Gardens
- Retirement

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

ONE BEDROOM RETIREMENT PROPERTY BY THE SEA!

Miles & Barr are pleased to bring to the market this lovely one bedroom retirement flat in Westgate-On-Sea. Nestled on the first floor just a short walk from the lift this apartment is ideally located to make the most out of the first floor residents lounge and partial bay views. Internally the flat comprises of a large double bedroom, recently installed shower-room, lounge/ diner and kitchen with fitted floor and wall units. The block itself has communal areas including utilities and gardens.

Located only a short walk from Westgate High Street which boasts a mix of shops, restaurants and cafes as well as transport links including buses and trains.

Call Miles & Barr today to arrange your accompanied viewing today.

DESCRIPTION

Entrance

Hallway

Lounge 17'9" x 14'9" I-shaped (5.41m x 4.50m I-shaped)

Kitchen 9'4" x 5'8" (2.85 x 1.75)

Bedroom 12'5" x 8'9" (3.79 x 2.68)

Bathroom 9'1" x 6'4" (2.78 x 1.94)

