



**FLAT 4 74 CUTHBERT ROAD**  
**WESTGATE-ON-SEA**

**£125,000**

- One Double Bedroom
- Central Westgate Location
- Close To The Seafront & Beach

## 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 BRING TO THE MARKET THIS IDEAL FIRST TIME BUY OR INVESTMENT!

Located in the heart of Westgate-On-Sea and being only a short walk from local amenities and also walking distance to Westgate Bay! The flat comprises of a shared entrance hallway with stairs leading to the front door. Upon entering the property you are met with stairs leading to the bathroom with W/C, up the split level to a hallway leading into the kitchen/diner, reception room and a good size double bedroom.

Viewing is highly advised at this property, and as previously mentioned will make the perfect first time buy or investment!

Contact Miles & Barr today on 01843 836655 to arrange your accompanied viewing!

## DESCRIPTION

Entrance

Reception 8'11 x 10

Kitchen/Diner 14'04 x 11'06

Bedroom 8'05 x 13'09

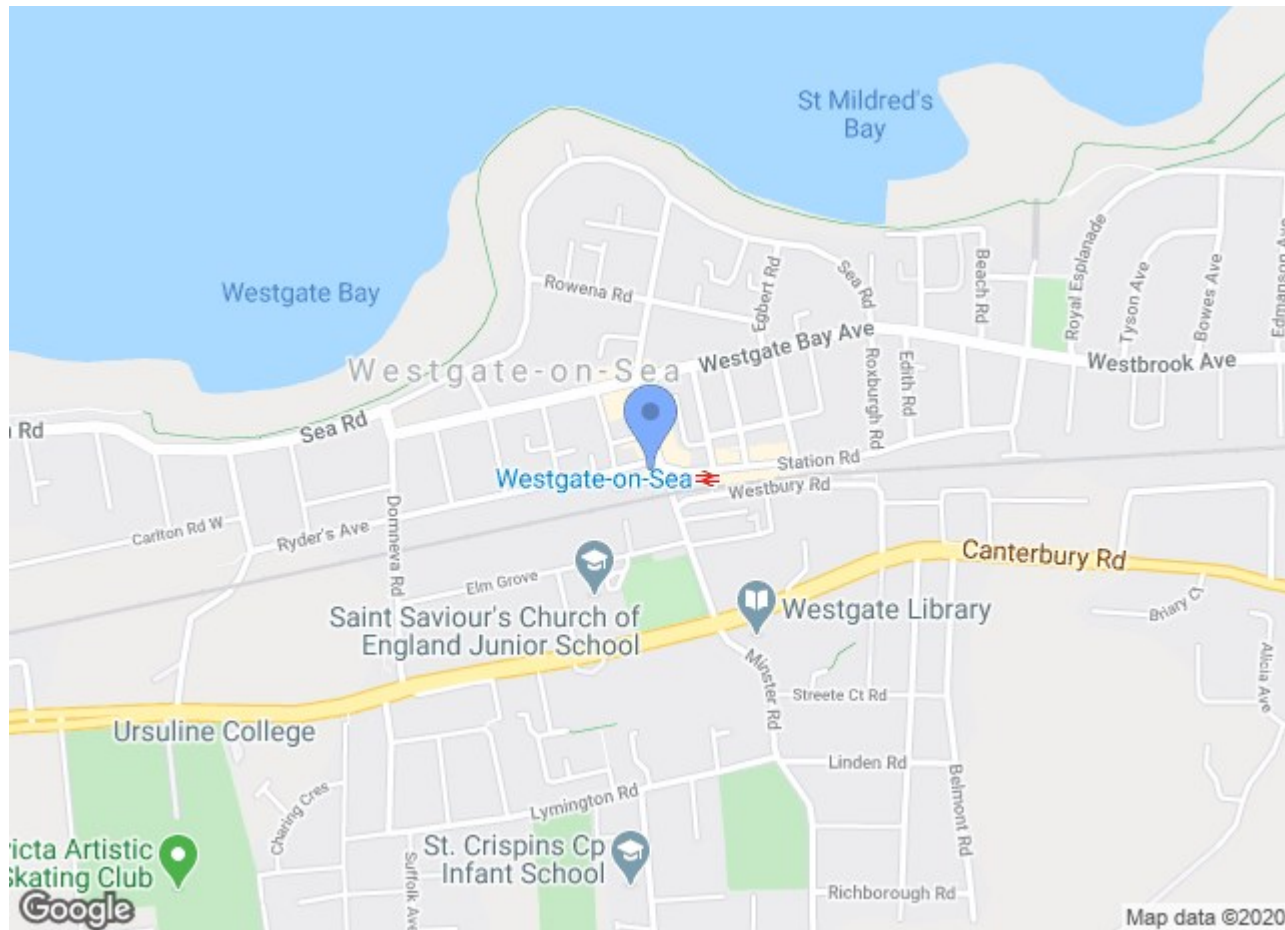
Bathroom







# FLAT 4 74 CUTHBERT ROAD WESTGATE-ON-SEA



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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		62	65
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		59	63
EU Directive 2002/91/EC			

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](http://www.milesandbarr.co.uk/referral-fee-disclosure)