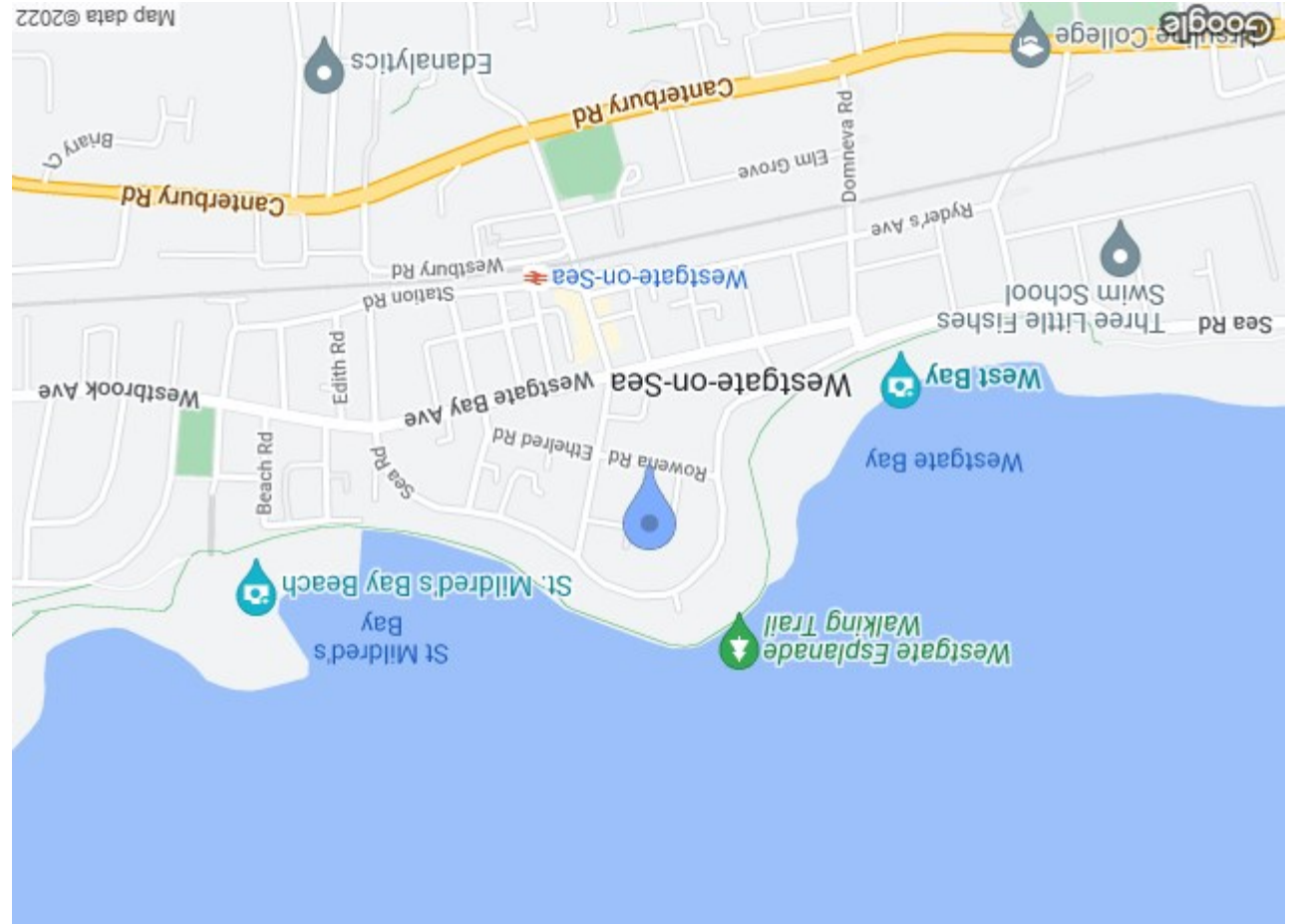


in Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



| Energy Efficiency Rating | |
|---|----------|
| Current | Possible |
| 54 | 64 |
| Energy Efficiency Rating | |
| Very energy efficient - lower running costs | |
| A (92 plus) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |



ROWENA ROAD WESTGATE-ON-SEA

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

miles & barr
...valuing people, not just property



ROWENA ROAD
WESTGATE-ON-SEA

£350,000

- Direct Sea Views
- Two Bedrooms
- Balcony
- Close To Beach
- Rarely Available

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

TWO BEDROOM APARTMENT WITH DIRECT SEA VIEWS IN WESTGATE-ON-SEA!

Miles & Barr are delighted to bring to the market this rarely available two bedroom sea facing apartment in Westgate. With uninterrupted views across Westgate Bay to Reculver this apartment offers all you would want from a seaside home. Upon entering the apartment you are greeted with a hallway with instantaneous sea views leading into the lounge / diner. From here you have access to the kitchen, bathroom and two double bedrooms. The property boasts a sea facing balcony as well as a garage. The block itself also benefits from a lift.

The block is located only a short walk into Westgate town that boasts a wonderful mix of bars, restaurants, shops and other amenities as well as Westgate train station with direct links to London. Properties with sea views as wonderful as this are often sought, seldom found. Call Miles & Barr today to arrange your accompanied viewing.

MATERIAL INFORMATION

Length of lease : 999 years from 25/03/1969
Annual ground rent amount : TBC
Ground rent review period : TBC
Annual service charge amount : TBC
Service charge review period : approx. £2200 per year
Council tax band : C

DESCRIPTION

Entrance

Lounge 20'06 x 12'02 (6.25m x 3.71m)

Kitchen 10'05 x 7'09 (3.18m x 2.36m)

Bathroom 6'11 x 5'08 (2.11m x 1.73m)

Bedroom One 11'09 x 9'11 (3.58m x 3.02m)

Bedroom Two 10'06 x 9'11 (3.20m x 3.02m)

