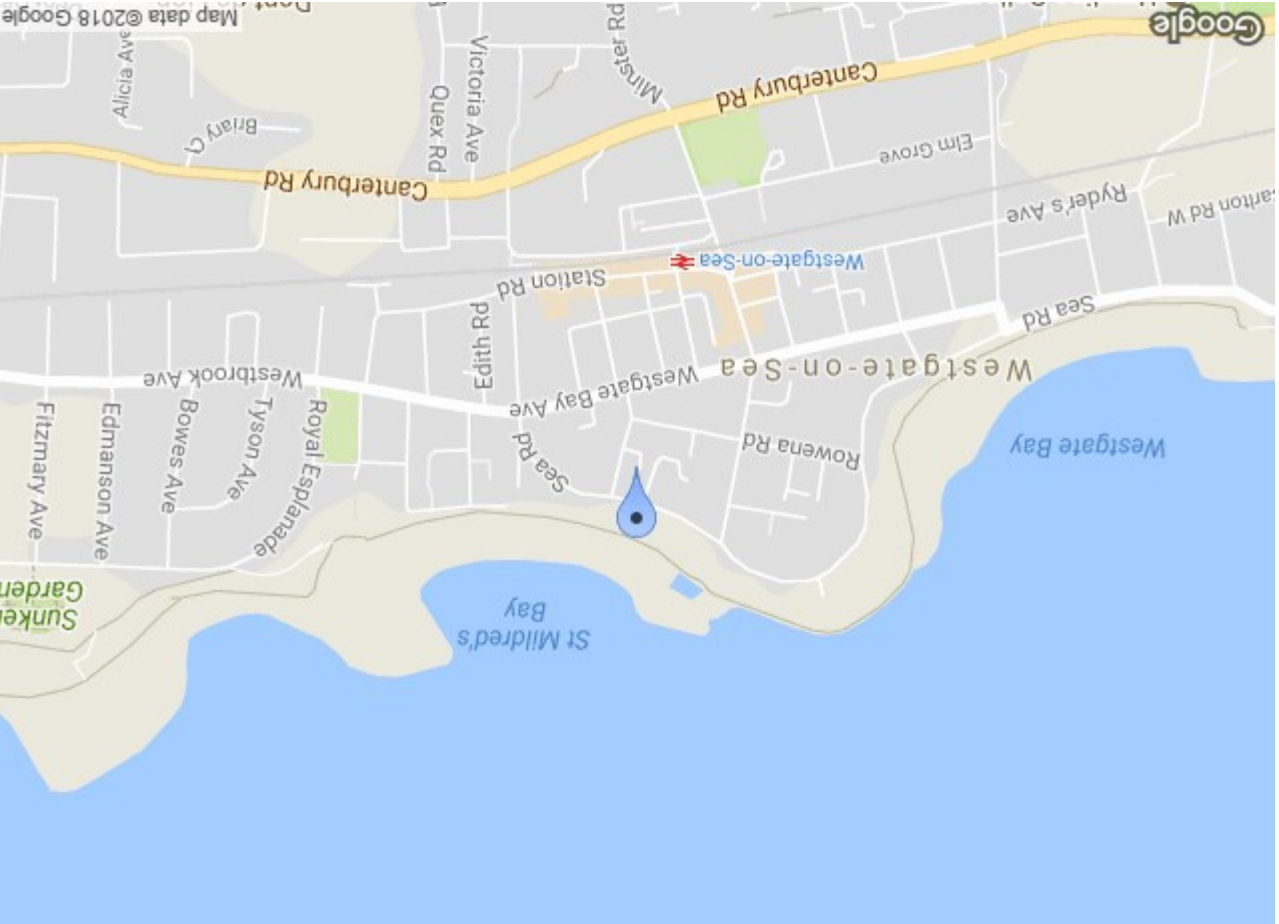
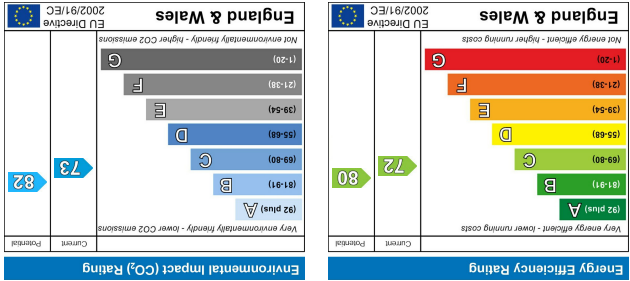


In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances 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.



FLAT 15 KIMBERLEY COURT 21-23 SEA ROAD  
WESTGATE-ON-SEA

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

YOUR PROPERTY AGENT

FLAT 15 KIMBERLEY COURT 21-23 SEA ROAD  
WESTGATE-ON-SEA

£279,995



- Two Double Bedrooms
- Master With En-Suite Bathroom
- Stunning Sea Views
- Modern Fitted Kitchen
- Contemporary Shower Room
- Close To Local Shops & Train Station
- Garage & Communal Gardens
- Balcony With Sea Views
- Excellent Order Throughout
- CHAIN FREE!

## 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

STUNNING TWO BEDROOM SEAFRONT APARTMENT IN THE HEART OF WESTGATE!

Miles & Barr are extremely pleased to be offering this beautifully presented two bedroom apartment located within the ever popular Kimberley Court, on Westgate's sought after seafront. Ideally situated within easy walking distance of Westgate's main parade of shops, train station and multi-screen cinema, this spacious first floor apartment boasts two double bedrooms (the master with an en-suite bathroom and newly fitted 'Sharps' bedroom furniture), a modern fitted kitchen, 14ft lounge with access to a private balcony and also benefits from a garage located to the rear of the building. Positioned on the sea facing side of the building, there are fantastic sea views to be enjoyed from the kitchen, lounge and balcony. In our opinion this property could suit a variety of different buyers from those looking to retire to the seaside to anyone keen to secure a second home in time for the summer. The property is being offered with NO ONWARD CHAIN and an early internal viewing comes highly recommended!

## DESCRIPTION

### FIRST FLOOR

Lounge 15'0 x 13'5 (4.57m x 4.09m)

Balcony

Kitchen 14'3 x 8'7 (4.34m x 2.62m)

Bedroom One 12'7 x 12'4 (3.84m x 3.76m)

En-Suite 10'0 x 5'5 (3.05m x 1.65m)

Bedroom Two 12'4 x 10'4 (3.76m x 3.15m)

Shower Room with WC 5'8 x 5'6 (1.73m x 1.68m)

### EXTERIOR

Garage

