



GUILDCREST ESTATES



5 Beach Rise, Westgate-On-Sea CT8 8AB



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## Beach Rise, Westgate-On-Sea CT8 8AB

**Asking price £195,000**

This charming one-bedroom conversion flat is located in the delightful area of Beach Rise, Westgate-On-Sea, of comfort and offers a perfect blend coastal living. Just a stone's throw from the picturesque St Mildreds Bay, this property is ideally situated for those who appreciate the beauty of seaside life.

Inside, you will find a bright and spacious lounge that exudes warmth and character, enhanced by lovely wooden flooring and a neutral decor that invites personal touches. The adjoining conservatory bathes the space in natural light and provides a serene spot to relax, with steps leading down to a communal garden where you can enjoy the fresh sea air and stunning views of the bay.

The separate kitchen is well-appointed, making it easy to prepare meals while enjoying the lovely surroundings. The good-sized bedroom continues the theme of spectacular views, ensuring that you wake up to the beauty of the coast each day. Completing this delightful flat is a modern shower room, designed for convenience and comfort.

Presented in excellent condition, this property is perfect for first-time buyers, investors, or anyone seeking a tranquil retreat by the sea. With its enviable location and charming features, this flat is a wonderful opportunity to







embrace a relaxed coastal lifestyle. Don't miss the chance to make this lovely home your own.

Council Tax Band A  
Service Charge is TBC  
Leasehold  
Mains water, sewer, electricity  
Fixed wireless broadband





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## Key Features

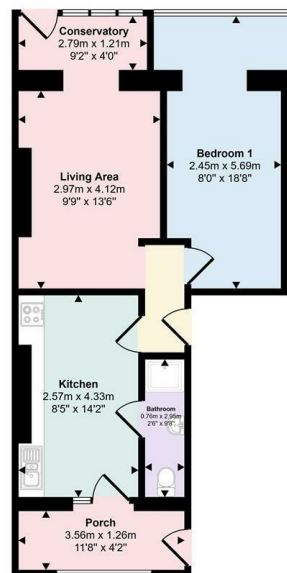
- Charming one-bedroom conversion flat
- Just a stone's throw from the picturesque St Mildreds Bay
- Neutrally decorated and wooden flooring throughout
- Bright and spacious lounge and adjoining conservatory
- Steps from conservatory leading down to a communal garden
- Stunning views of the bay
- Separate modern kitchen and little utility area
- Good-sized bedroom and a modern shower room

## Important Information

Leasehold - Share of Freehold  
Flat - Conversion  
582.00 sq ft  
Council Tax Band A  
EPC Rating B

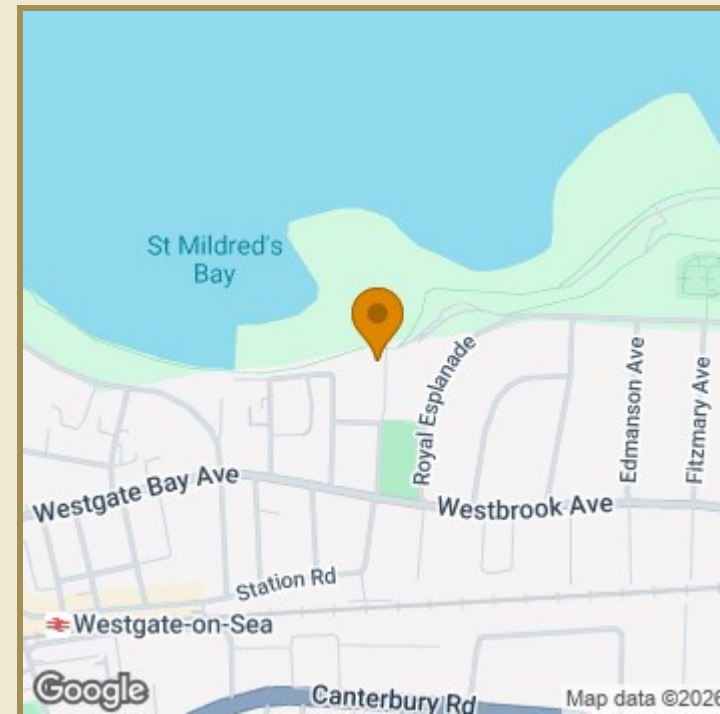
£195,000

Approx Gross Internal Area  
54 sq m / 582 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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 |           |

| 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                                                 | EU Directive 2002/91/EC |           |



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