



GUILDCREST ESTATES



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



1



1



1



GUILDCREST ESTATES

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





GUILDCREST ESTATES

Key Features

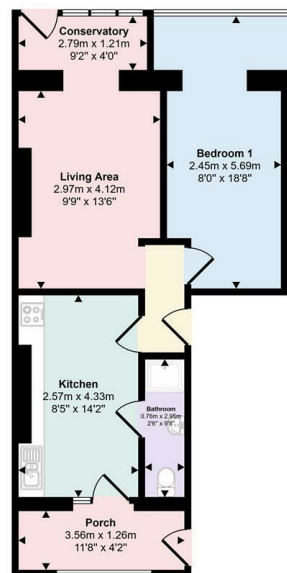
- Charming one-bedroom conversion flat
- Just a stone's throw from the picturesque St Mildreds Bay
- Neutrally decorated and wooden flooring throughout
- Bright and spacious lounge and adjoining conservatory
- Steps from conservatory leading down to a communal garden
- Stunning views of the bay
- Separate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

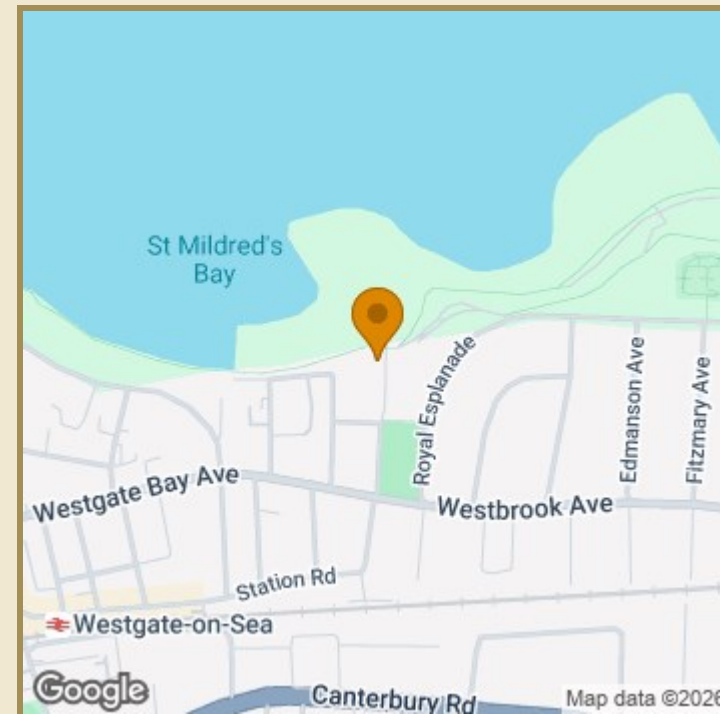
£195,000

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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.