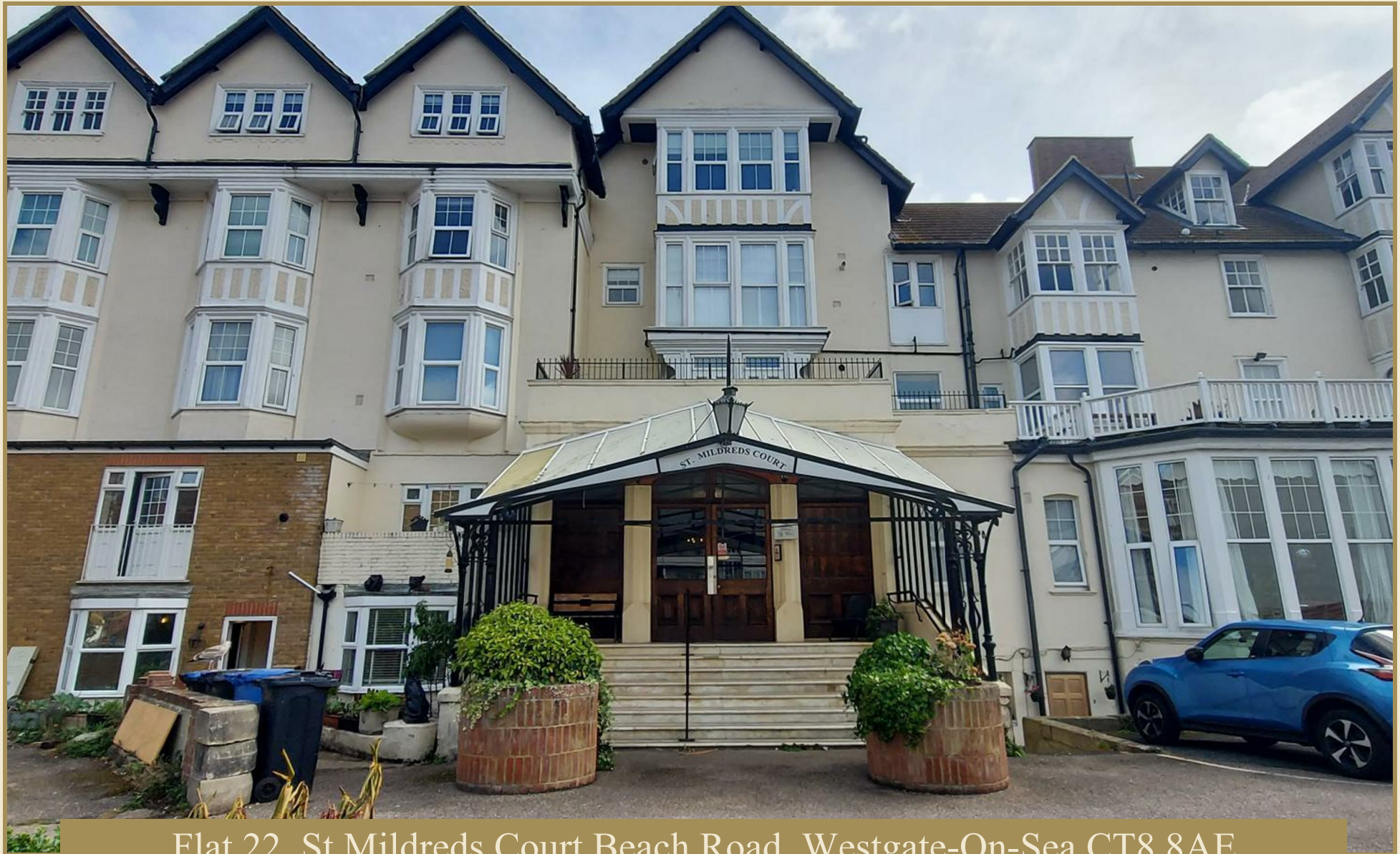




GUILDCREST ESTATES



Flat 22, St Mildreds Court Beach Road, Westgate-On-Sea CT8 8AE

Beach Road, Westgate-On-Sea
CT8 8AE

£240,000

Step into seaside charm with this captivating ground-floor apartment, set within a grand Victorian building once known as a prestigious coastal hotel. Rich with character, original features, and an inviting warmth throughout, this two-bedroom home feels like a hidden treasure waiting to be found.

A sense of grandeur greets you immediately as you enter the impressive communal hallways. Inside the apartment, generous windows bathe each room in natural light, creating a bright, uplifting atmosphere from morning to evening. The spacious open-plan lounge and kitchen forms the heart of the home — perfect for relaxing after a day at the beach or entertaining friends. Full-length windows frame the space beautifully, while the well-appointed kitchen, complete with plentiful units and a central island, blends modern convenience with timeless elegance.

Outside, residents enjoy private parking and access to a communal bike shed, ideal for those coastal adventures.

Positioned close to sought-after Westgate seafront, the location is nothing short of idyllic. With local amenities just moments away, everything you need is right on your doorstep.





Whether you're searching for a full-time coastal haven or a tranquil holiday escape, this apartment offers an irresistible blend of comfort, character, and seaside serenity. A truly special place to call home — discover the magic of Westgate-on-Sea living for yourself.

Council Tax B

Service Charge £2200

Share of freehold

Lease remaining 82 Years

Mains water, sewerage, electricity and gas

Fixed wireless broadband





GUILDCREST ESTATES

Key Features

- Ground-floor apartment, set within a grand Victorian building
- Rich with character and original features throughout
- Full-length windows flooding the space with natural light
- Spacious open-plan lounge and kitchen
- Residents parking and access to a communal bike shed
- Positioned moments from Westgate seafront
- Close to the train station and canopied shops of Westgate High Street
- Share of freehold

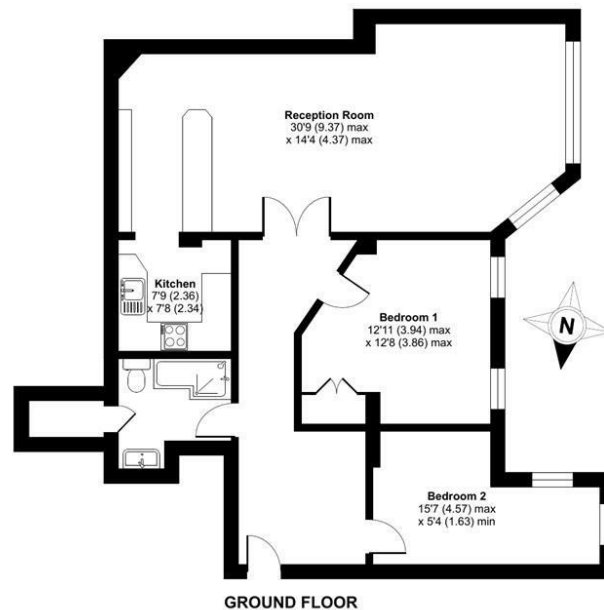
Important Information

Leasehold - Share of Freehold
Apartment
958.00 sq ft
Council Tax Band B
EPC Rating C

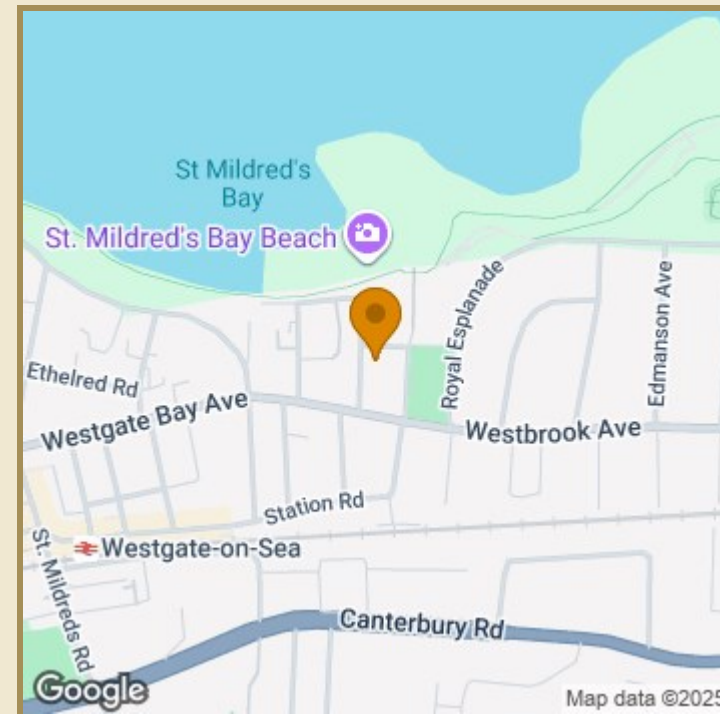
£240,000

St. Mildreds Court, Beach Road, Westgate-on-Sea, CT8

Approximate Area = 958 sq ft / 89 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
Produced for Guildcrest Estates Ltd. REF: 1181912



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 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	



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.