



GUILDCREST ESTATES



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



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Beach Road, Westgate-On-Sea  
CT8 8AE

**£225,000**

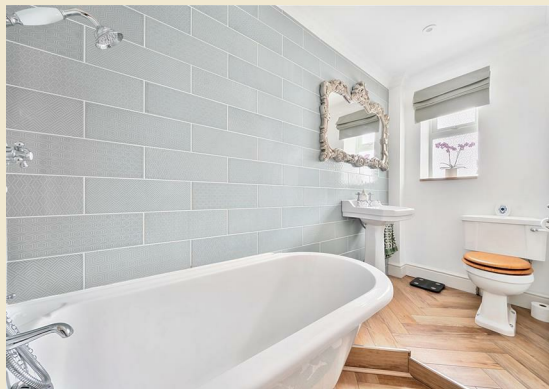
Nestled along the picturesque Beach Road in Westgate-On-Sea, this character first-floor flat conversion offers a delightful blend of period features and modern convenience. With one spacious double bedroom boasting a walk in wardrobe, this property is perfect for individuals or couples seeking a tranquil coastal retreat.

As you enter the flat, you are greeted by a welcoming reception room that exudes character and warmth, making it an ideal space for relaxation or entertaining guests. The large verandah provides a lovely outdoor area, perfect for enjoying the fresh sea air and the stunning views of the surrounding area.

The flat boasts a well-appointed bathroom, ensuring comfort and privacy and a modern kitchen with Granite worktops. The presence of a lift service adds to the convenience of this property, making it easily accessible for all.

Situated just 100 yards from the beautiful seafront, residents can enjoy leisurely strolls along the beach or partake in various seaside activities. Additionally, the property benefits from parking, a valuable asset in this desirable location.

This flat is a wonderful opportunity for those looking to embrace a coastal lifestyle while







enjoying the charm of a period property. With its prime location and appealing features, it is not to be missed. The proximity to the train station ensures easy access to nearby towns and cities, making this location particularly appealing for commuters.

Council Tax Band A

Lease remaining 960 Years

Service Charge £3000 pa

Leasehold

Mains water, sewer, electricity, gas with gas central heating







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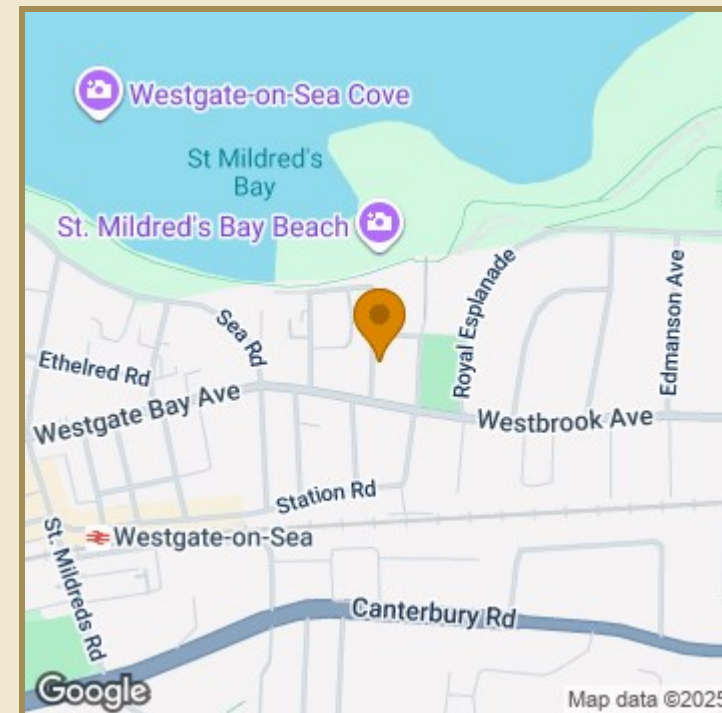
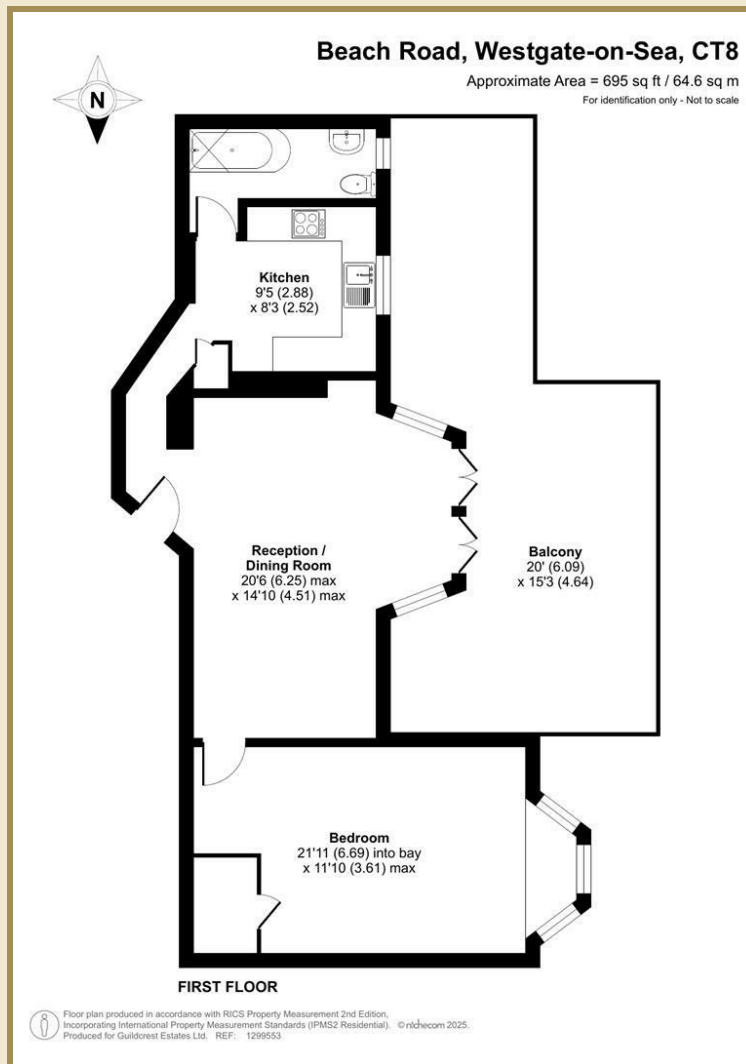
## Key Features

- 1 bedroom first floor apartment
- Large Verandah
- Within 100 yards of sea front
- Lift service
- Close to canopied shops and train station
- NO CHAIN
- EPC TBC
- Council tax band A

## Important Information

Leasehold  
Flat - Conversion  
695.00 sq ft  
Council Tax Band A  
EPC Rating C

£225,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	



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