



**19 Alexandra Court, the Royal Seabathing,
Canterbury Road, Westbrook. £ 147,500**



- Lovely garden flat situated in the historical Royal Seabathing development
- Just minutes from Margate sandt beaches and old town
- Easy reach of train station, local shops and bus routes
- Double bedroom & open plan living room
- Modern kitchen & bathroom
- Courtyard with access from lounge & bedroom
- Allocated parking
- No onward chain

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Xpertagents are offering this superb ground floor apartment with patio garden located within the historic Royal Seabathing development. This private gated community features quiet communal court yards and open vistas of the coastline. Three private walkways from the development provide access to the promenade then onto Westbrook Bay beach, which offers a safe blue flag environment for your enjoyment. * Gated Development with 24 hour security. * double bedroom * Open plan lounge / diner leading out onto patio garden * Open aspect modern fitted Kitchen with Integrated appliances * Walking distance of Beach and Train station * Close to bus routes, shops & amenities.

Situated on the lower ground floor, accommodation comprises; Entrance hall with doors leading to all rooms, double bedroom, bathroom, Lounge / diner leading to open aspect modern kitchen with integrated appliances. The lounge offers access to a courtyard garden. Other benefits include gas central heating and modern decor throughout.

Secure gated entry

Communal entrance

Main entrance

Lounge / Open aspect Kitchen 5.79m (19'0") x 4.62m (15'2")

Bathroom

Bedroom 3.71m (12'2") x 2.67m (8'9")

Courtyard garden

Energy Performance Certificate

