

01843 80 80 88

0.75% +VAT for selling
£199 +VAT for letting

Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent CT9 4JG



Seaview Court, West Cliff Road, Broadstairs



- Warden Assisted Apartment with Independent Living
- Off Street Parking
- Lovely Seaside Position
- Communal Lounge
- Two Bedrooms
- Close to Local Shops and Bus Routes
- No Forward Chain
- Peaceful, Secure Location

£ 129,950

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

RETIREMENT APARTMENT JUST MINUTES FROM THE TOWN AND BEACH AND OFFERED WITH NO FORWARD CHAIN. This delightful warden assisted apartment is ideally situated in Seaview Court in central Broadstairs and is within easy reach of the town centre and minutes from the cliff top at Louisa Bay. For the over 55s this ideal retirement home near the sea comprises one bedroom, bathroom, lounge, beautiful communal gardens, kitchen, parking space. Seaview Court benefits from having use of a communal residents lounge and Guest room accommodation which is also available for residents family and friends to use if required.

Communal Entrance

Main entrance hall via intercom system leading to ground floor apartments, communal residents lounge and warden's office. Stairway and lift to all floors -

Hall

Door entry system into hall, fitted carpet, electric storage heater, hatch into loft space. Built in storage cupboard plus airing cupboard housing the hot water cylinder with immersion.

Lounge 3.91m (12'10") x 3.30m (10'10")

Fitted carpet, electric storage heater, double glazed window to the rear with southerly aspect distant sea views and warden pull cord. Television and telephone point and opening into:

Kitchen 2.84m (9'4") x 2.03m (6'8")

Range of fitted wall and base units, space for electric cooker with extractor over, stainless steel sink and drainer, space for washing machine and fridge/freezer, electric wall mounted heater and vinyl flooring.

Bedroom One 3.68m (12'1") x 2.77m (9'1")

Fitted carpet, double glazed window to rear, electric storage heater, fitted mirrored wardrobes, range of fitted bedroom furniture. Telephone and television points.

Bedroom Two 3.30m (10'10") x 2.54m (8'4")

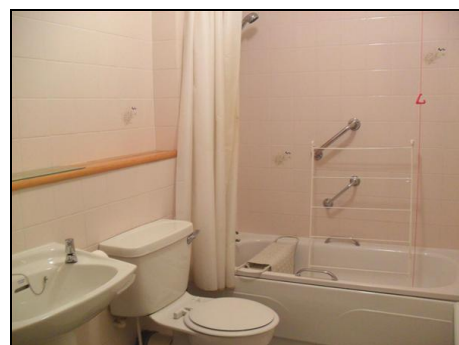
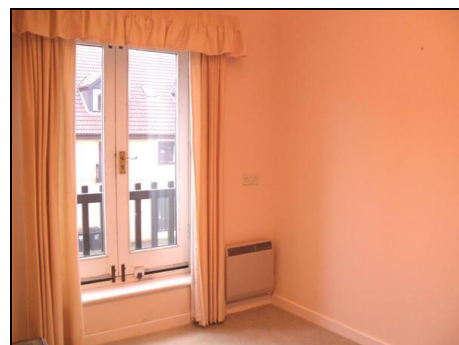
Fitted carpet, double glazed French doors opening onto a Juliette balcony with distant sea views, wall mounted electric storage heater.

Bathroom

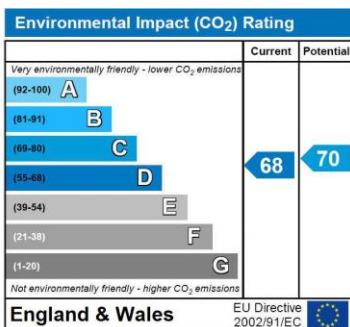
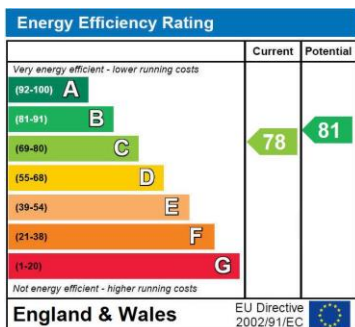
Fully tiled to two walls with a white suite comprising panelled bath with electric shower over, low level wc and wash hand basin. Fitted carpet, extractor fan, heated electric towel rail, wall mounted electric heater and warden pull cord.

Garden

Communal gardens located to the rear of the building



Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach, Westwood Industrial Estate, Margate, Kent, CT9 4JG

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