



**37 Alexandra Court, The Royal Seabathing, Margate.  
£ 185,000**



- Sea facing apartment with access to balcony & sea views
- Close to Beaches, bus routes and train station
- Gated private development with 24 Hour security
- Open plan living with modern fitted kitchen
- Two double bedrooms
- Allocated parking
- No onward chain
- Ideal holiday home, investment or first time purchase

**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 two bedroom top floor apartment with access patio balcony with Sea views. The property is 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. \* Two bedrooms \* Open plan lounge / diner leading onto a balcony with Sea views \* Modern fitted Kitchen with Integrated appliances \* Walking distance of Beach and Train station \* Close to bus routes, shops & amenities.

Situated on the top floor, accommodation comprises; Long entrance hall with doors leading to both bedrooms & bathroom, Lounge / diner leading to modern kitchen with integrated appliances. The lounge offers access to a balcony with Sea views. Other benefits include gas central heating and modern decor throughout.

Draft details.

Secure gated entry

Communal entrance

Main entrance

Hallway

Lounge - 4.39m (14'5") x 4.01m (13'2") to include open plan kitchen

Access to Balcony with Sea views

Bathroom

Bedroom 1 - 3.96m (13'0") x 3.05m (10'0")

Bedroom 2 - 3.35m (11'0") x 2.74m (9'0")

**Energy Performance Certificate  
To follow**

