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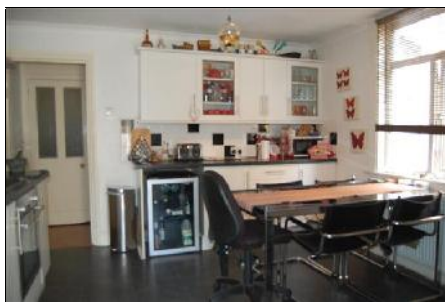
0.75% +VAT for selling

£199 +VAT for letting

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



Westgate Bay Avenue Westgate-On-Sea



- **Spacious Apartment over two floors**
- **Victorian Building**
- **Located in heart of Westgate on sea**

- **Minutes away from Westgate Beach**
- **Own private garden**
- **Three double bedrooms**

£ 169,995

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.

Xpertagents are delighted to be bringing to the market this large three double bed apartment set over two floors in a beautiful Victorian building situated in sought after area of Westgate on sea. The flat is conveniently situated within a stones throw from Westgate's sandy beaches, a short walk into Westgate town, close to doctor surgery and much more. To the upper ground floor you will find the spacious lounge to the front, bedroom 3/dining room, kitchen, utility room, bathroom, cloakroom and door that leads to a pretty rear garden. To the lower ground floor you will find another two double bedrooms, useful storage room & a shower room. This duplex apartment really does have the feel of a house with a great sense of space & flexible living accommodation. For all accompanied viewings please call Xpertagents on: 01843 808088.

ENTRANCE

Via Communal door leading to flat door.

ENTRANCE HALL

Laminate flooring, radiator, inset spot lights, door to:

LOUNGE 5.00m (16' 5") into bay x 4.30m (14' 1") approx

Laminate flooring, large double glazed window to front, fireplace, two radiators, tv point, telephone point.

BEDROOM THREE/DINING ROOM 3.60m (11' 10") x 3.40m (11' 2") approx

Double glazed window to rear, laminate flooring, 2 built in wardrobes, fireplace, inset spot lights, radiator.

KITCHEN 3.60m (11' 10") x 3.60m (11' 10")

Matching range of modern wall & base units with contemporary work top over, four gas burner with electric oven under, extractor hood over, 1 1/2 stainless steel sink unit with drainer, space & plumbing for dishwasher, space for fridge or freezer, tiled effect flooring, double glazed window to side, cupboard housing 'Worcester' combination boiler, step down to:

UTILITY ROOM

Space & plumbing for washing machine, space & plumbing for dryer, space for large fridge/freezer, tiled effect flooring.

BATHROOM 3.10m (10' 2") x 1.60m (5' 3") approx

Two aluminium glazed windows to side, one frosted glazed window to rear, step in shower cubicle, tiled bath, pedestal wash hand basin, partially tiled walls, tile effect flooring, extractor fan, inset spot lights, radiator.

CLOAKROOM

Low level WC, wall hung wash hand basin, radiator, small frosted glazed window to rear.

REAR GARDEN 7.50m (24' 7") x 5.90m (19' 4") approx

Via UPVC frosted glazed door with steps down to garden area.

Mostly laid to lawn, fenced perimeters, side of property paved, rear access leading to alleyway.

STAIRS LEADING TO GROUND FLOOR

Inner hallway with doors to:

BEDROOM ONE 4.70m (15' 5") x 4.20m (13' 9") approx

Double glazed window to front, double radiator, laminate flooring, fireplace, built in wardrobe.

BEDROOM TWO 3.40m (11' 2") x 3.40m (11' 2") approx

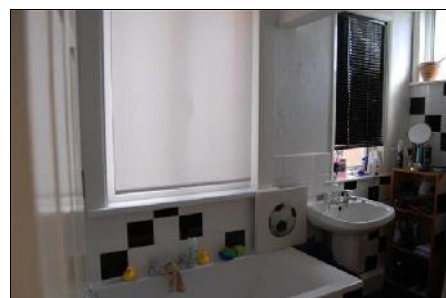
Double glazed window to rear, laminate flooring, built in wardrobe, radiator, fireplace.

SHOWER ROOM

Step in shower cubicle, low level WC, pedestal wash hand basin, radiator, inset spot lights, extractor fan.

STORAGE ROOM

Energy Performance Certificate



Head Office: Xpert Agents, Kent Tel House, Continental Approach,
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