



# St Mildreds Gardens, Westgate-on-Sea



Alexander Russell

your personal estate agent



Third floor apartment | Direct and uninterrupted sea views | Two en-suite bedrooms | Spacious and very well presented | Two balconies overlooking beach | Lift in the building | Allocated parking space | Private storage facility

If you are looking for a spacious seafront apartment with stunning uninterrupted views, two en-suite bedrooms, a lift in the building, two balconies, two reception rooms and a storage cellar then look no further.

You might be downsizing from a larger property, or you could be looking for a holiday home, a weekend retreat by the sea or a bolt hole. If you are, then this could be the perfect property for you!



Situated on St Mildreds Gardens in Westgate-on-Sea this luxury apartment is on the third floor of this well-maintained building. Entry is from street level into an immaculate communal reception hallway with stairs and lift to the third floor.

The apartment has a private entrance vestibule with storage cupboard and leads into the main reception space which is breathtakingly spacious boasting a balcony to the front and access to an inner hallway which leads to the bedrooms.

Also off the main reception space is the kitchen and dining room. The kitchen is elegant and contemporary with wall and base units, complementary worktops, oven, microwave oven and five burner gas hob. There's also an integral dishwasher, washing machine, fridge and freezer.

Both bedrooms are en-suite, both with fitted wardrobes and the master bedroom has its own private balcony with stunning sea views.



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We love this apartment firstly because its right on the seafront looking directly over St Mildreds Bay and the beach. They say when choosing a property that it's all about Location, Location, Location and this one really does take your breath away. I challenge anyone to view this property, even on a rainy day and not be blown away by the view...you simply cannot beat this apartment for its location equity!

Secondly because it's in Westgate - a hidden gem of a town with sandy beaches and a scenic high street with Victorian canopied shops including a traditional butchers and greengrocers. There's a train station with links to London, a cinema and a good selection of places to eat and drink – everything you need is right here.

For further details or to arrange a viewing contact Alexander Russell Estate Agents 7 days a week by telephone, email or social media.













Total area: approx. 100.5 sq. metres (1082.3 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: <https://alexander-russell.co.uk/referral-fee-disclosure>

## ROOMS & MEASUREMENTS

### - THIRD FLOOR -

Entrance Vestibule

Living Room - 22'2 x 16'3 (6.75m x 4.95m)

- Balcony

Dining Room - 12'5 x 9'0 (3.78m x 2.74m)

Kitchen - 13'8 x 11'1 (4.16m x 3.37m) maximum

Inner Hallway

WC - 4'8 x 3'10 (1.42m x 1.16m)

Master Bedroom - 14'5 x 11'7 (4.39m x 3.53m)

- Balcony

- En-suite - 6'7 x 6'5 (2m x 1.95m)

Bedroom Two - 10'10 x 10'3 (3.3m x 3.12m)

- En-suite - 8'1 x 3'10 (2.46m x 1.16m)

### - CELLAR -

Private storage facility - not measured

### - EXTERNAL -

Allocated parking space

### - TENURE -

Leasehold - 125 years from January 2003

Charges approx. - £1,800 per annum

Council Tax Band - C (approx. £1,707 per annum)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(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		
England, Scotland & Wales		
	EU Directive 2002/91/EC	