



Sea Tower North, Westgate-on-Sea



Alexander Russell

your personal estate agent

Uninterrupted sea views | Two bedrooms | Second floor apartment | En-suite master bedroom | Open plan living space | Bi-folding doors to balcony | Allocated parking | Underfloor heating

If you're looking for a two-bedroom apartment with stunning and uninterrupted sea views with a balcony, off-road parking and en-suite master bedroom then look no further. You might be downsizing or looking for that idyllic holiday home, bolt hole or lock up and leave by the sea. If you are, then this could be the perfect property for you.

Sea Tower North is a relatively new addition to the Westgate sea front. Constructed in 2008 the building is very well run by the resident/ owner's team as the building is share of freehold, so each owner has a share in the ownership and running of the block. This apartment is situated on the second floor with stairs and lift from the ground floor entrance.



The communal areas are very well maintained and there's a secure video entry system.

Entry to the apartment is into a smart and pleasingly spacious hallway with wooden flooring and all rooms leading off. The apartment is heated by way of electric under floor heating throughout. To the front is an open plan living space with wooden flooring, well-appointed modern kitchen at one end and living/ dining room to the other. The bi-folding doors open the full width of the room out to the balcony for full enjoyment of this amazing seafront location.

The kitchen has solid granite style worktops and integrated appliances. The master bedroom is spacious, bright and airy with plantation shuttered windows, built in wardrobe and en-suite shower room. The second bedroom also has built in wardrobes and finally the bathroom features a Jacuzzi bath with shower over, WC and vanity wash hand basin with storage below. Outside is one allocated parking space in the resident's carpark.



t: 01843 269188 | www.alexander-russell.co.uk



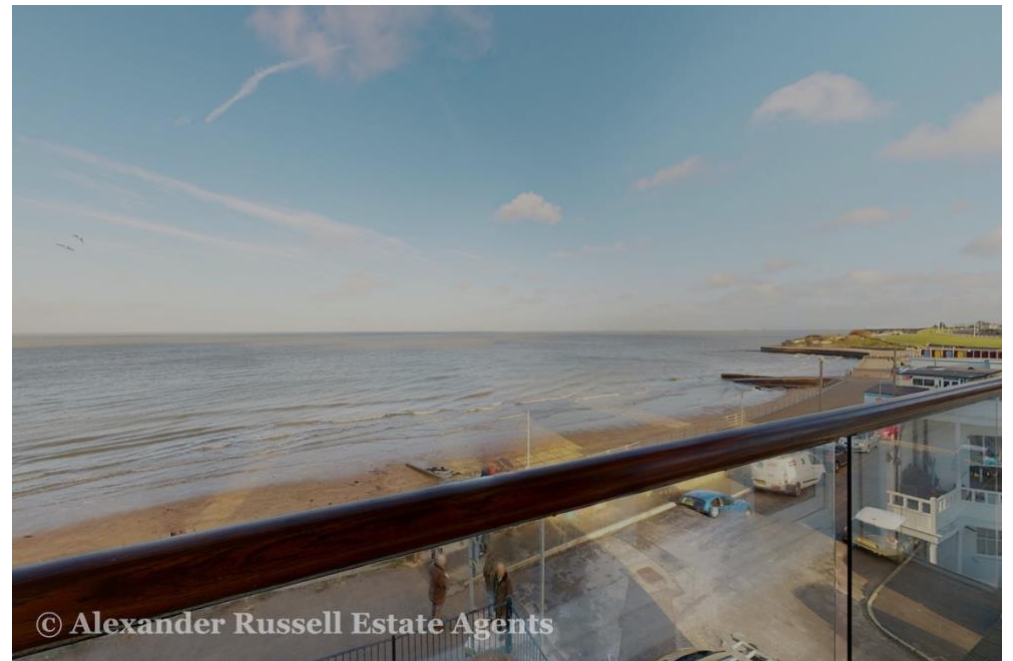
Now they say when finding a property, it's all about Location, Location, Location and when it comes to location, this property simply cannot fail to delight even to most discerning of buyers. The view of the sea and beach is seriously amazing and truly uninterrupted. The decorations and presentation are fabulous.

Westgate is 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. 59.9 sq. metres (644.3 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

- COMMUNAL -

Secure entry system - Lift to all floors - Hall, stairs and landings -

- SECOND FLOOR -

Entrance Hallway -

Living/Kitchen Space -

21'2 x 15'1 (6.45m x 4.59m) maximum overall

Living Room - 13'3 x 12'10 (4.03m x 3.91m)

Kitchen - 11'2 x 8'4 (3.4m x 2.53m)

Balcony - 13'4 x 2'5 (4.06m x 0.73m)

Master Bedroom - 13'8 x 9'8 (4.16m x 2.94m)

En-suite - 8'9 x 3'0 (2.66m x 0.91m)

Bedroom Two - 10'8 x 9'4 (3.25m x 2.84m)

Bathroom - 7'5 x 6'11 (2.26m x 2.1m)

- EXTERNAL -

Allocated Parking

- TENURE -

Share of freehold.

Charges approx. -

£2,000 per annum.

Council Tax Band - D

(approx. £1,921 per annum)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		