



Alexander Russell

your personal estate agent

## Flat 10, Sussex Court, Sussex Gardens, Westgate-on-Sea, CT8 8BB

GUIDE PRICE £140,000 to £150,000

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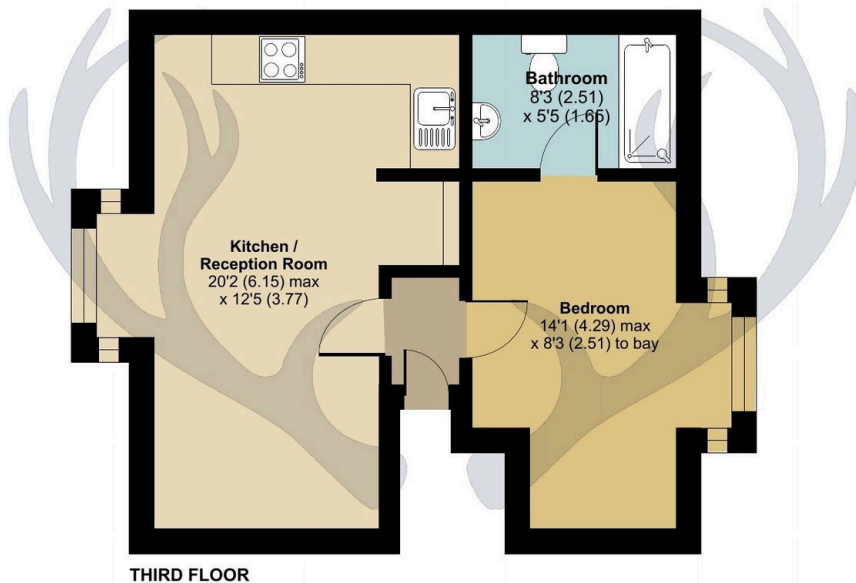
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- CHAIN FREE
- Moments from St Mildred's Bay beach
- Top floor with sea views
- Open plan kitchen and living space
- Double bedroom with en-suite bathroom
- Second-floor storage room included
- Share of freehold included // Underlying Lease with 105 years remaining
- EPC RATING - 67 | D // Gas Central Heating
- Service Charge - £1,150.60 per year // Ground Rent - NIL
- COUNCIL TAX - Band B (£1,922.09 per year)

### Sussex Gardens, Westgate-on-Sea, CT8

Approximate Area = 409 sq ft / 38 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alexander Russell Estate Agents Limited. REF: 1327966

Offered for sale with NO FORWARD CHAIN...Located just moments from the golden sands of St Mildred's Bay, this charming top floor flat enjoys sea views and a brilliantly central location only around a 5-minute walk to the town centre. Set within an attractive period building, the property offers a well-proportioned one-bedroom layout that makes the most of its top floor position with angled ceilings, large windows and plenty of natural light.

