



Flat 1 Marilyn Court, 73 Sea Road, Westgate-on-Sea, CT8 8QG

Guide Price £225,000



Alexander Russell
your personal estate agent

Flat 1 Marilyn Court, 73 Sea Road, Westgate-on-Sea, CT8 8QG

Offered with for sale with NO FORWARD CHAIN and a share of the freehold title. Set on the ground floor of a handsome period building on Sea Road, this one bedroom apartment enjoys sea views and the rare bonus of an allocated off-road parking space. A bright living/ dining room sits to the front with a large box bay window framing the outlook towards the greensward and promenade, creating a lovely spot to watch the light change over the water. The room opens through to a fitted kitchen, keeping everything sociable and practical for everyday living.

To the rear is a double bedroom with built-in storage and direct access to an exclusive side courtyard - a private slice of outside space that works perfectly for morning coffee, airing the beach gear or a few pots and plants. A modern shower room completes the layout. High ceilings and generous windows add to the sense of light and space, while the position places you moments from the clifftops and bays of Westgate-on-Sea.

It's an easy stroll to the beach and local food-and-drink spots with Westgate station and bus links within reach, making this an appealing coastal home, weekend bolt-hole or downsize.

Westgate-on-Sea is a treasure with its sandy beaches and picturesque high street. Victorian canopies shadow charming shops, not limited to but including a traditional butcher and a greengrocer. The local train station offers links to London, the town's cinema and diverse eateries provide ample leisure and dining options.

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GROUND FLOOR -

Hallway

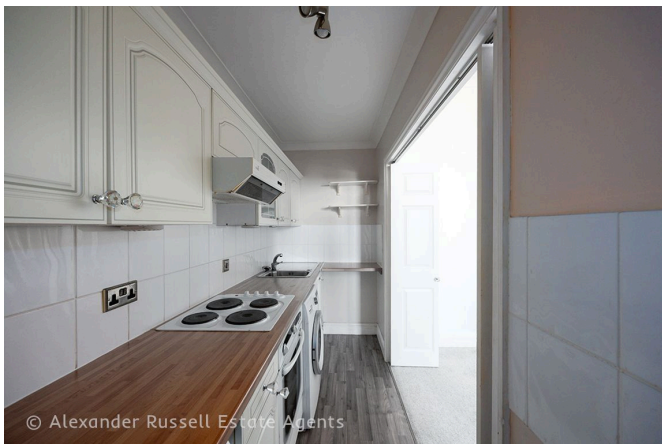
Living Room - 4.93m x 4.09m (16'2" x 13'5")

Kitchen - 4.06m x 1.3m (13'4" x 4'3")

Bedroom - 3.56m x 2.64m (11'8" x 8'8")

Shower Room - 1.98m x 1.75m (6'6" x 5'9")





EXTERNAL -

Allocated Parking
Courtyard

TENURE -

Share of Freehold
Underlying lease has 186 years remaining
(199 years from 1st April 2013)
We are advised that there's no ground rent payable and that the annual service charge is £950.00 (Period: 2025, reviewed annually in April)

COUNCIL TAX -

Thanet District Council
Band A (£1,647.50 per year)

EPC RATING -

63 | D

SERVICES -

We are advised that all mains services are connected to the property

HEATING -

Gas Central Heating - combination boiler
approx. 1 year old

BROADBAND -

Ultrafast Fibre to the Property internet
available (FTTP)

LISTED BUILDING -

No

CONSERVATION AREA -

Yes

CONSTRUCTION -

Standard Construction



PARKING -

One allocated parking space

OUTSIDE SPACE -

Parking to front, private side courtyard

RESTRICTIONS, RIGHTS AND EASEMENTS -

Restrictions: no subletting permitted, owner occupiers only - no stays of over 14 days permitted to friends or family. Appropriate pets allowed at the discretion of the manager. To the best of our knowledge, there are no unusual restrictions, rights or easements that would affect the enjoyment of the property. Standard leasehold covenants may apply. As with all property purchases, we advise confirming this information with your legal representative.

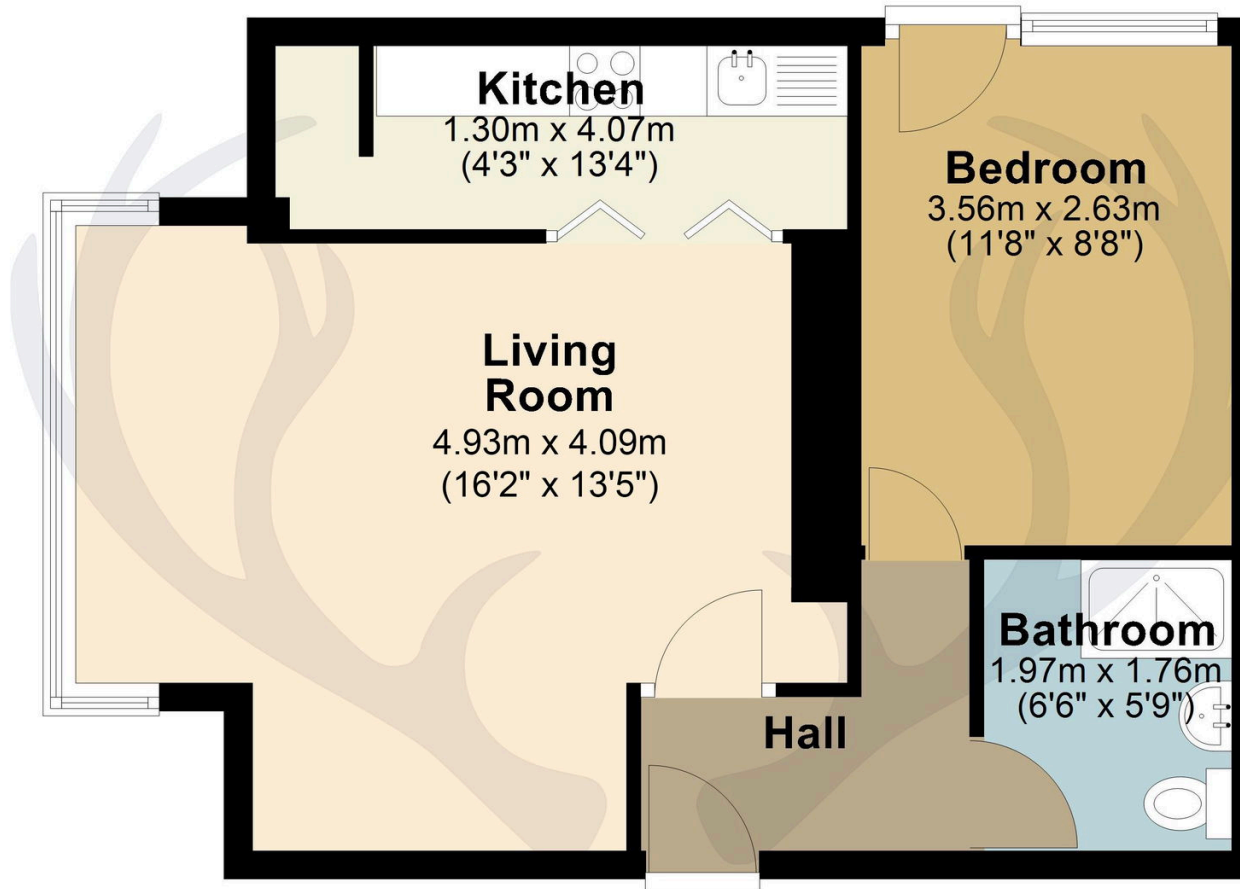
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AGENTS NOTE - In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer 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. Room measurements are maximum unless otherwise stated. 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.



Ground Floor

Approx. 42.0 sq. metres (452.2 sq. feet)



Total area: approx. 42.0 sq. metres (452.2 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.