



## WESTGATE-ON-SEA

Guide Price £299,999 Share of Freehold



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY



**Apt 1 Sea Sky House**  
Westleigh Road  
Westgate-on-Sea  
CT8 8PS

### **SITUATION**

The property is situated on the sea front in the very popular and sought after town of Westgate-on-Sea on the North coast of Kent, boasting magnificent sea views.

The picturesque village has several Victorian canopied shops, an excellent high street with public houses, restaurants, café shops and individual shopping. For more extensive shopping, Westwood Cross and the historic City of Canterbury are close by.

Recreational facilities include Westgate Pavilion venue for yoga, indoor bowls and dance classes, the Carlton Cinema, library, cricket, tennis courts, golf putting course and an 18-hole golf course, fishing and water sports. There are sandy beaches at St Mildred's Bay and West Bay. The former is the larger beach, from where beach huts and jet skis can be hired.

Transport links are good, with the easily accessible A299 that joins into the M2 and links into other motorway networks. Westgate also has a railway station with connections into London Victoria, as well as the neighbouring towns of Margate, Ramsgate and Canterbury.



## DESCRIPTION

Sea Sky House is a contemporary, cutting edge, exclusive, small luxury apartment block of just 6 apartments, built to a particularly high standard, having a 10-year warranty from 2020.

The apartment is located on the ground floor with its own private car space, and a sun terrace that opens onto the communal gardens and enjoys superb direct sea views.

The internal features will be sure to impress and include beautifully fitted high gloss kitchen cabinets with integral appliances, a stunning shower room with double shower with twin rain heads, chrome towel rail, and Italian tiled walls and flooring. The bedroom has a custom-made range of built-in wardrobes. Other features include tilt-and-turn double-glazed windows and a French door opening onto the sun terrace, high quality internal doors and attractive engineered oak flooring, which complete the look for this beautiful seaside apartment.

## Outside

The property is accessed via a remote-controlled electric sliding gate that leads to the block paved car parking area.

The communal gardens to the front of the property are mainly laid to lawn and are enclosed by a brick and glass balustrade.



## FEATURES

- Communal entrance hall
- Entrance hall, storage cupboard
- Open-plan sitting/dining room, kitchen
- Master bedroom
- Bathroom
- Private sun terrace
- Communal garden
- Allocated parking for 1 car
- Communal bicycle/storage area
- Video entry system
- Underfloor heating
- LED lighting with smart system
- Sea views
- 1/6 share of the Freehold

## PROPERTY INFORMATION

Services: Mains water, drainage, electricity, gas

Local Authority: Thanet District Council

Council Tax Band: TBA

Share of Freehold 1/6

Lease 999 years from 2020

## VIEWINGS

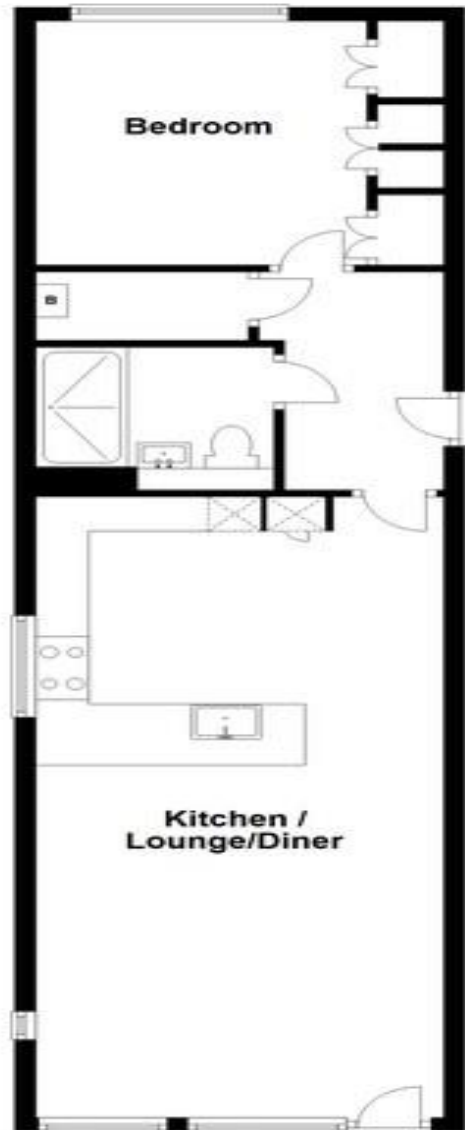
Strictly by appointment through Whitney Homes

Tel: 01303 262853

E: [info@whitneyhomes.co.uk](mailto:info@whitneyhomes.co.uk)



**Ground Floor**  
Approx. 61.7 sq. metres (664.7 sq. feet)



Zoopla Smarter property search OnTheMarket.com

rightmove

PrimeLocation Find your dream home

The Property Ombudsman

APPROVED CODE TRAINING STANDARDS.UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer**

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes  
Hythe

01303 262853  
info@whitneyhomes.co.uk



**WHITNEY HOMES**  
COASTAL, TOWN & COUNTRY