

Terence Painter

ESTATE AGENTS



- Two Bedroom Apartment
- Located within Close Proximity of The Beach, Cliff Top Walks, High Street & Transport Links
- Balcony with Distant Sea Views
- Central Broadstairs Location
- No Forward Chain
- Allocated Covered Parking for Two Cars
- Share Of Freehold
- Lift & Stairs To All Floors
- Well Appointed Kitchen & Bathroom
- Immacuately Presented Throughout



5 Westcliff Court, West Cliff Road, Broadstairs, Kent. CT101RN.

Share of Freehold £350,000

STUNNING & SPACIOUS BALCONY APARTMENT LOCATED IN ONE OF BROADSTAIRS' MOST DESIRABLE DEVELOPMENTS.

Westcliff Court is a highly sought after development ideally located within yards of the picturesque sandy beaches at Viking and Louisa Bay and is within easy access to the High Street with its eclectic range of independent shops, cafe's, bars and train station with high speed services to London St Pancras.

This apartment is located on the first floor level of the development and offers generous living accommodation comprising a welcoming central entrance hall, two double bedrooms, well appointed bathroom, fitted kitchen, living room and a 15'5" southerly facing balcony with side on distant sea views which can also be enjoyed from the living room. This apartment also benefits from two allocated under croft parking spaces, lift to all floors, share of the freehold and is being offered with no forward chain so call Terence Painter Estate Agents today on 01843 866866.

Communal Entrance

Access into the communal entrance hall is via secure doors to the front and rear of the property. There are stairs and lift to all floors.

Apartment Entrance

Access into the property is via a wooden front floor to the entrance hall.

Entrance Hall

3.73m max x 2.82m max (12' 3" x 9' 3") This is an L shaped room with two cloak cupboards, radiator, wall mounted phone for the entry system, carpet flooring and doors leading off to the bedrooms, bathroom and living room

Living Room

4.62m x 4.06m (15' 2" x 13' 4") This is a bright and airy double aspect room with a large double glazed window and door to the front of the property which provides access to the balcony and a double glazed window to the side which offers distant sea views. This room is open to the kitchen and features two radiators, media points, wall lights and carpet flooring.

Balcony

4.70m x 1.20m (15' 5" x 3' 11") This great size southerly facing balcony offers delightful distant side on sea views.

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Kitchen

2.95m x 1.89m (9' 8" x 6' 2") This kitchen comprises a range of white shaker style wall, base and drawer units with integrated electric oven/grill and ceramic hob with an extractor hood over. There is space for a fridge/freezer, localised wall tiling, stainless steel sink unit inset to roll top worksurfaces, feature unit lighting and vinyl flooring.

Bedroom One

4.01m x 3.96m (13' 2" x 13' 0") There is a double glazed window to the side of the property, three fitted cupboards with hanging rails and shelving, radiator, television point and carpet flooring.

Bedroom Two

2.69m x 2.35m (8' 10" x 7' 9") There is a double glazed window to the side of the property, radiator and carpet flooring.

Bathroom

2.58m x 1.83m (8' 6" x 6' 0") This fully tiled room features a panelled bath with shower over, wash hand basin inset to a vanity unit, low level w.c, chrome towel radiator, down lights and vinyl flooring.

Parking

This property benefits from two under croft parking spaces to the rear of the property.

Council Tax Band

The council tax band is C.

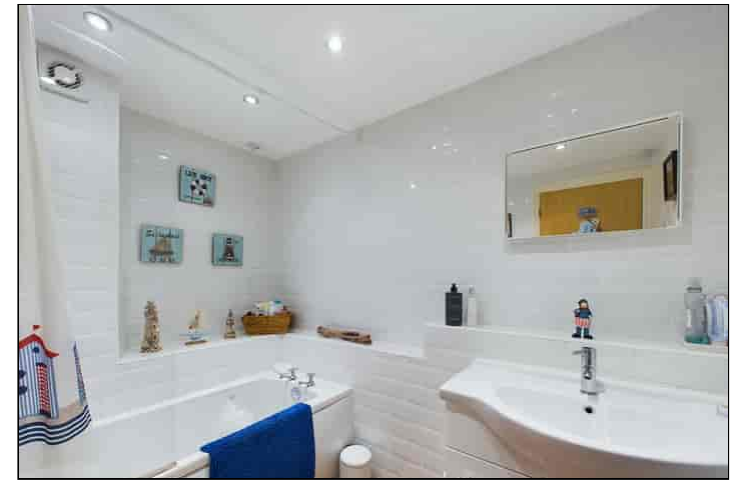
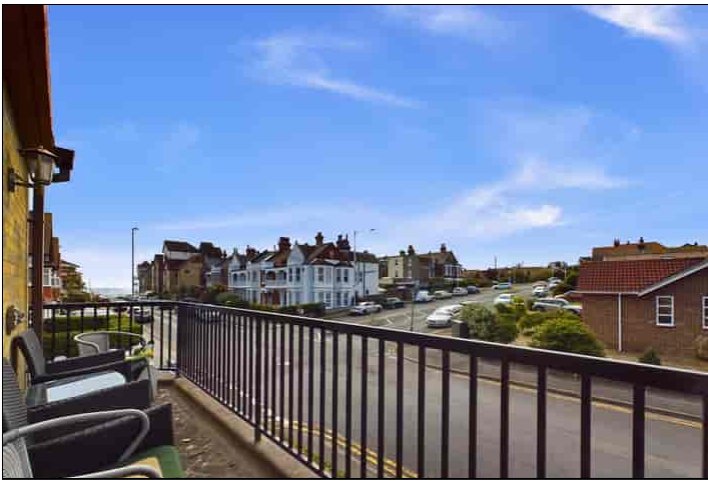
Lease Information

The vendors have advised us that the property is being sold with a share of the freehold and the annual maintenance fee is approximately £1600.



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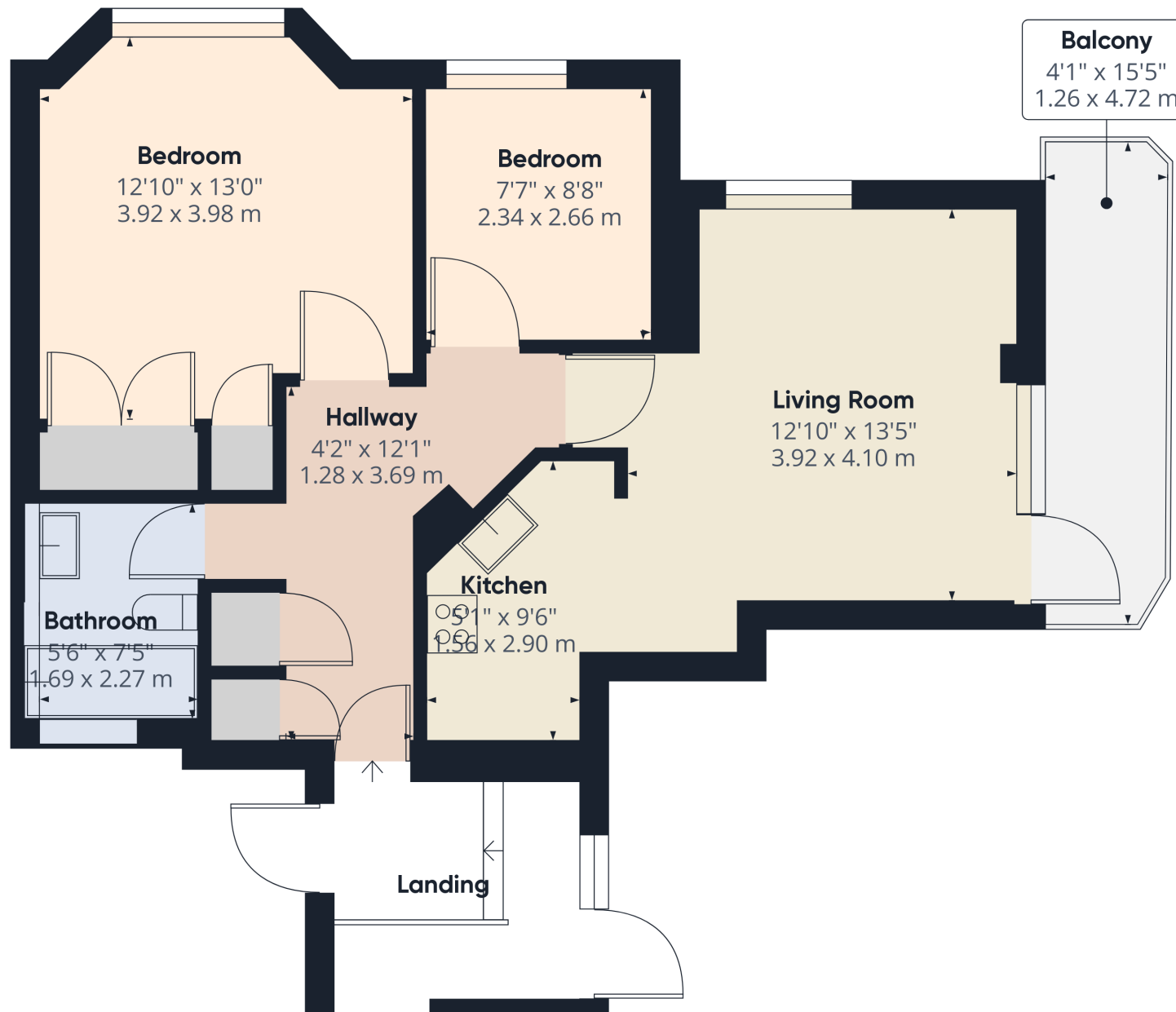


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Approximate total area⁽¹⁾
610.8 ft²
56.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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