



Guide Price
£110,000

Leasehold

1x  1x  1x 

**Guildford Avenue,
Westgate On Sea, Kent,
CT8**

Wards
Helping you move forwards

Main features

- Being sold with no onward chain
- Communal garden
- Perfect first time buy or investment opportunity
- Ground floor purpose built flat
- Located in the popular area of Westgate-on-Sea

Accommodation

GROUND FLOOR

Entrance Hallway

Kitchen : 8'8 x 8'8 (2.64m x 2.64m)

Lounge : 13'8 x 10'11 (4.17m x 3.33m)

Bedroom : 11'5 x 9'8 (3.48m x 2.95m)

Wet Room : 6'5 x 5'7 (1.96m x 1.70m)



Nearest Schools

Primary Schools: St Saviour's C of E Junior School 0.1 miles, Birchington C of E Primary 1.1 miles, Garlinge Primary and Nursery 1.2 miles
Secondary Schools: Ursuline College 0.2 miles, King Ethelbert School 0.5 miles, Hartsdown Technology College 1.5 miles



Transport Information

Train Stations: Westgate-on-Sea 0.3 miles, Birchington-On-Sea 1.3 miles, Margate 1.7 miles



Address

Guildford Avenue, Westgate On Sea, Kent, CT8



Directions

For directions to this property please contact us.

Call Birchington - 01843 842551 ■ wardsofkent.co.uk

■ A private rental licensing scheme applies to some properties in this area, please contact us before proceeding

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details



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