



Sea Sky

HOUSE

SEA SKY HOUSE IS AN EXCLUSIVE NEW LUXURY DEVELOPMENT OFFERING A VARIATION OF 1, 2 & 3 BED APARTMENTS WITH BREATHTAKING SEA VIEWS



APARTMENT	BEDS	LEVEL	SQ. FT.
ONE	ONE	GROUND	645
TWO	TWO	GROUND	892
THREE	THREE	FIRST	1031
FOUR	TWO	FIRST	892
FIVE	THREE	SECOND	818
SIX	TWO	SECOND	968

Sea Sky **HOUSE** is an exclusive, brand new development offering a variation of one, two and three bed luxury apartments.

Each apartment has its own private terrace looking out to undisturbed direct sea views,

These high end modern contemporary apartments have been built by a reputable builder and include; Integrated kitchen appliances, a top of the range Intecho smart system, built in wardrobes, private parking and a ten year warranty.

The development sits on Westleigh Road in the sought after town of Westgate-on-Sea, there is a communal lift and a video entry system; whether you're looking to downsize or a holiday home, it doesn't get any better than this!

Westgate is regarded by some as a well-kept secret amongst the towns and villages along the north coast of Kent. This picturesque village with its canopied shops is a perfect base for city commuting, retail therapy in Canterbury and Westwood Cross or just retirement enjoying the blue flag beaches or our local sea front pub.

Once known as Mayfair-by-the-sea when wealthy Londoners visited for the summer, it still boasts many grand and historic buildings such as our magnificent listed Carlton Cinema and stunning balcony apartments overlooking garden squares.

Westgate-On-Sea is just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey, then just take the train from Westgate straight

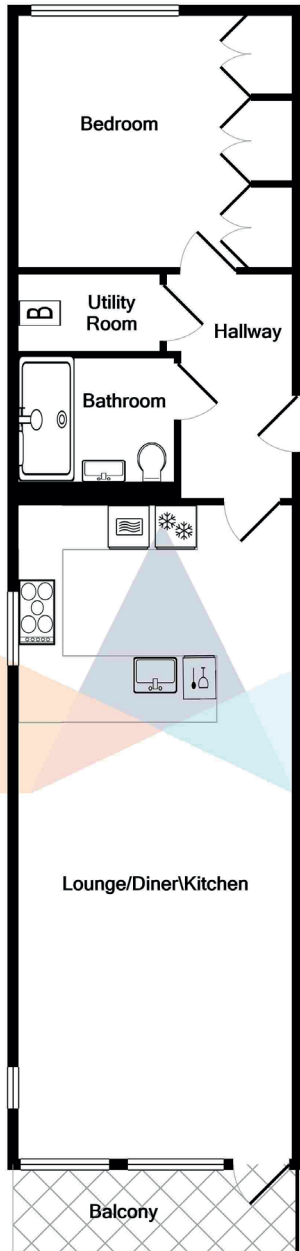
through to London Victoria. Travel in the other direction and just two stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate.

There are a number of schools in the Westgate area ranging from nursery through to Secondary education, not forgetting the doctor's surgery.

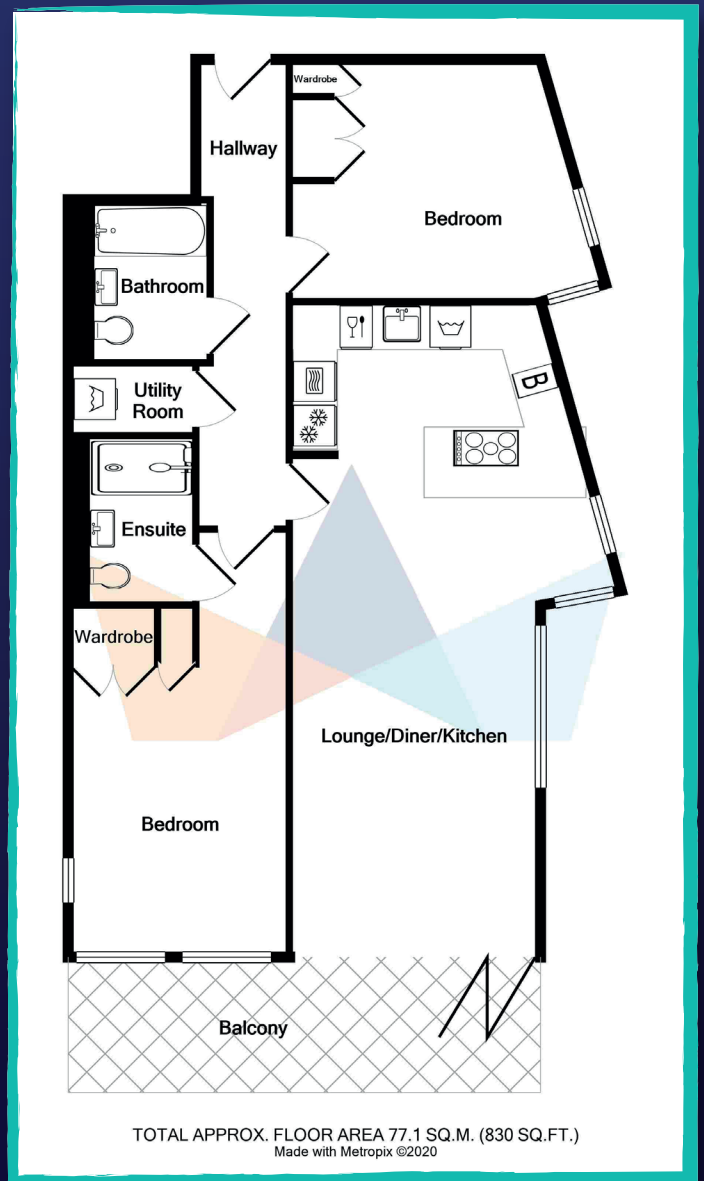
Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along West Bay, endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides.

A popular residential area for young families, London commuters, second home purchasers and retired couples.





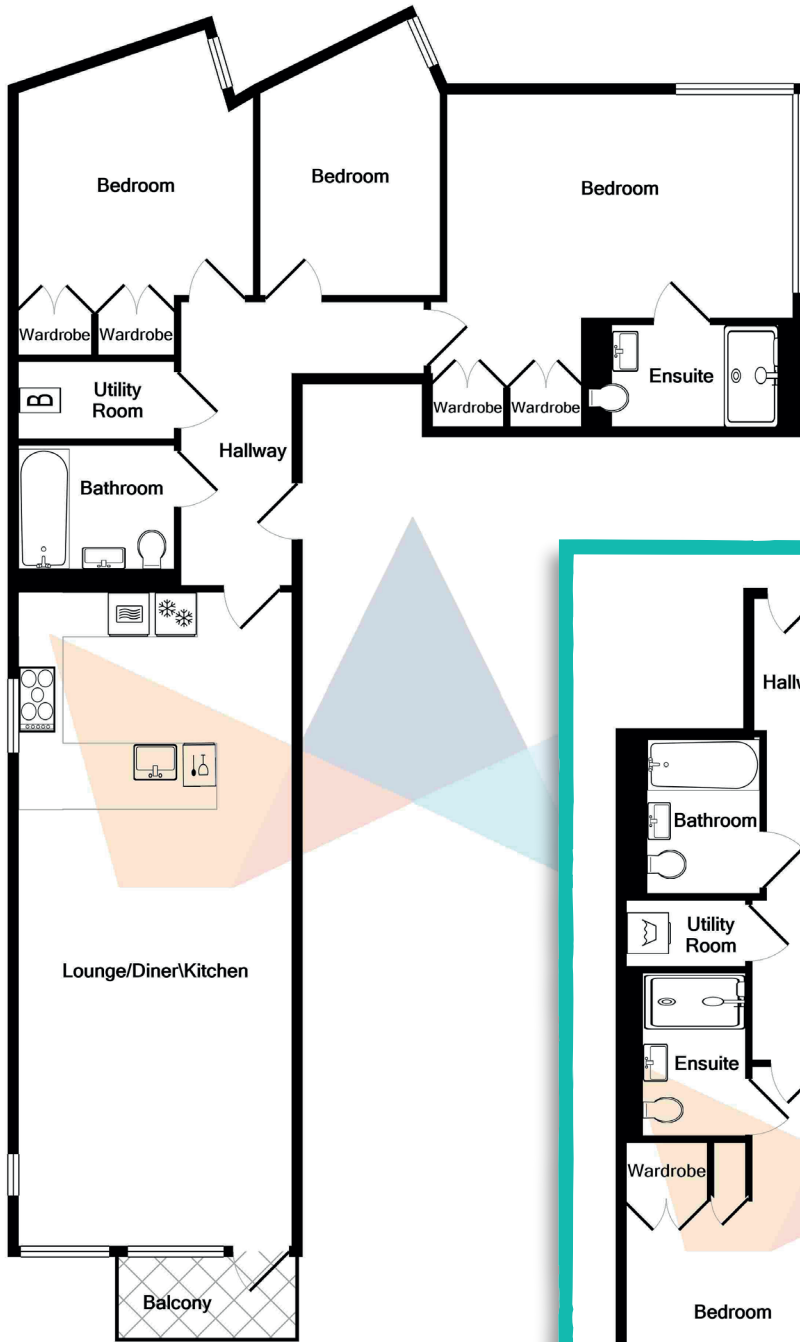
TOTAL APPROX. FLOOR AREA 59.9 SQ.M. (645 SQ.FT.)
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TOTAL APPROX. FLOOR AREA 77.1 SQ.M. (830 SQ.FT.)
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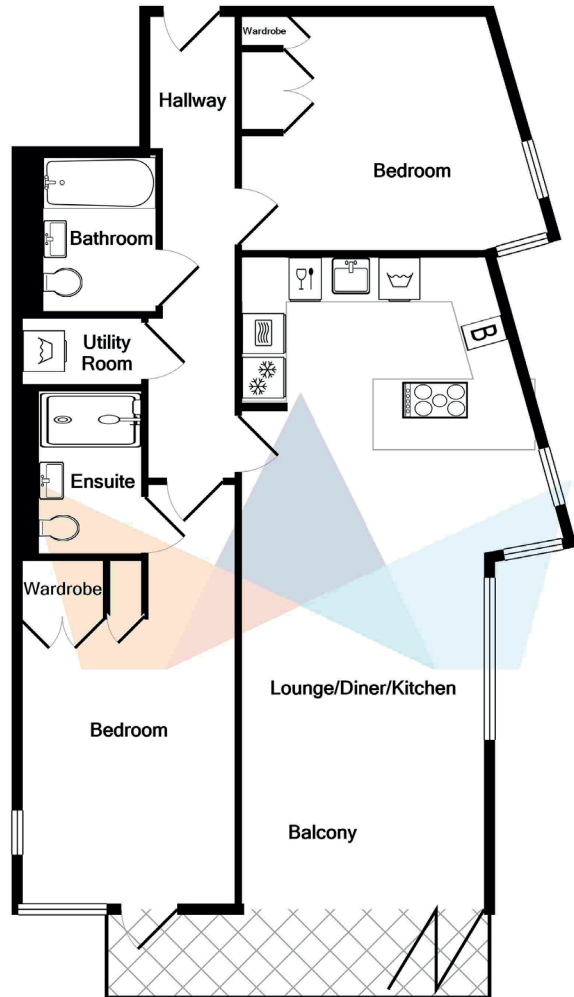
Apartment 1

Apartment 2



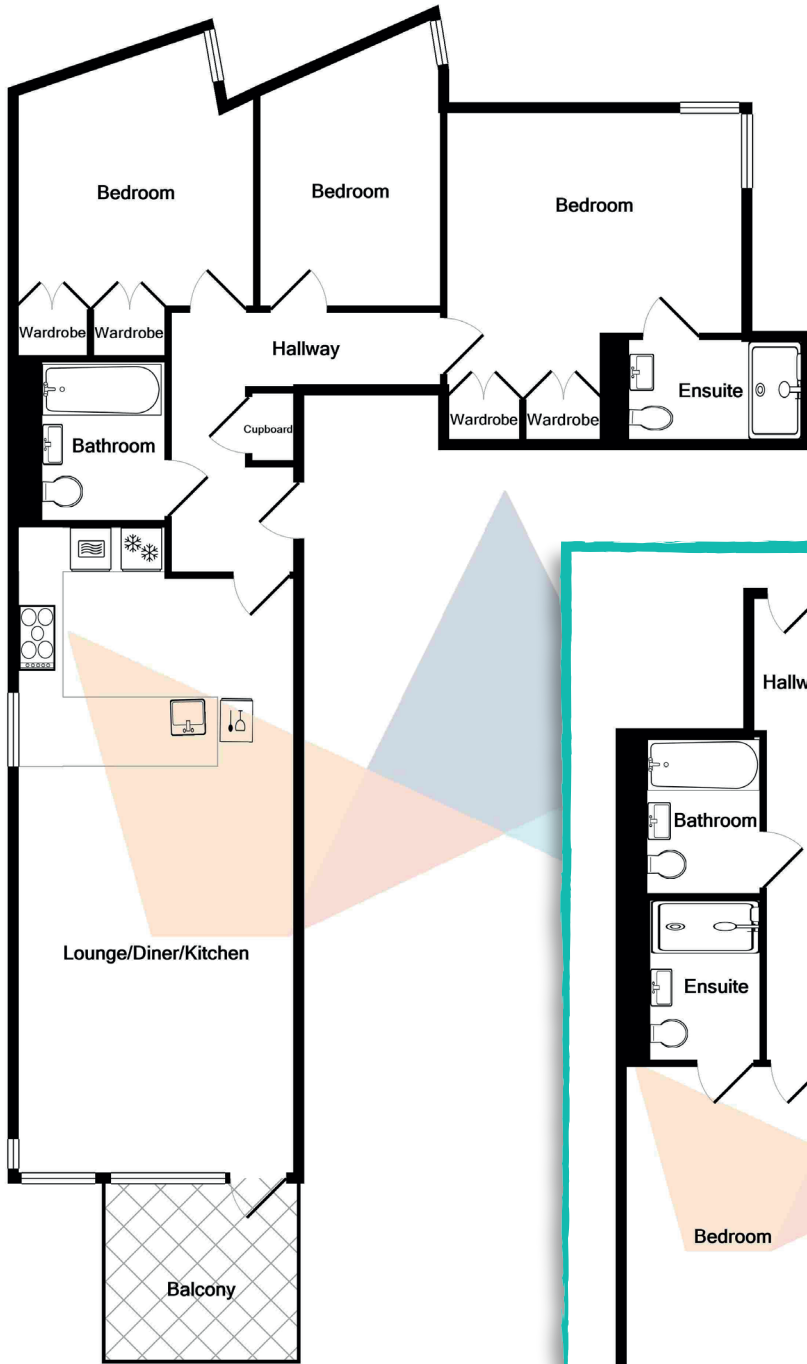
TOTAL APPROX. FLOOR AREA 92.4 SQ.M. (995 SQ.FT.)
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Apartment 3



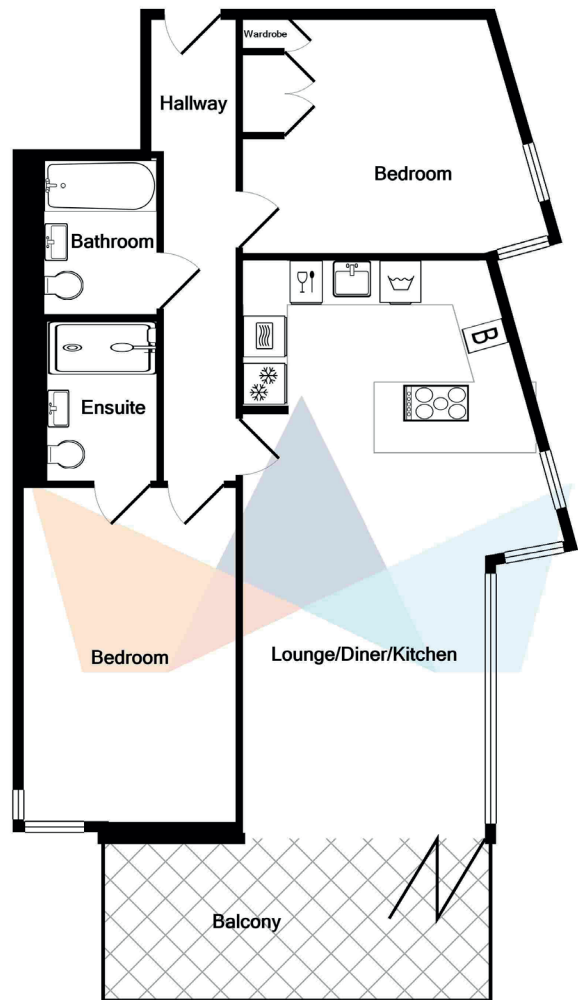
TOTAL APPROX. FLOOR AREA 77.1 SQ.M. (830 SQ.FT.)
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Apartment 4



TOTAL APPROX. FLOOR AREA 86.6 SQ.M. (932 SQ.FT.)
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Apartment 5



TOTAL APPROX. FLOOR AREA 69.9 SQ.M. (752 SQ.FT.)
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Apartment 6

Specification

THE DESIGN

- The building is unique in its design by award-winning architects, Cook Associates.
- Custom double-glazed windows and doors with unique "tilt & turn" mechanism
- Private balconies to apartments with weatherproof timber- effect composite flooring; Seamless Glass Balustrade
- Tempered glass spray painted to all window cills & door thresholds
- High quality internal doors
- 10 year full N.H.B.C. warranty

BATHROOMS

- Grohe German bathroom taps/shower controls
- Wall-hung toilets with Grohe fittings & soft-close lids
- Chrome electric towel rails
- Wash basins with custom cabinets
- Mirror custom wall cabinets
- High-pressure Grohe showers
- Walk-in luxury showers to master bathrooms

KITCHENS

- Bosch oven, dishwasher, fridge-freezer
- Elica custom electric hob with built-in air extraction system
- Tempered glass, spray painted work-surfaces & back-splash
- Stainless steel underhung sinks

BEDROOMS

- Custom-fitted wardrobes to all bedrooms

COMMUNALS

- Cycle storage
- Bin storage
- Glass & stainless-steel balustrade to internal common part stairs.
- Common part areas fully carpete
- Passenger lift to all floors
- All apartments have individual, block-paved, car parking spaces with electric car charging ability
- Remote controlled electric gate to car parking area for added security

ELECTRICS & HEATING

- Fully wired to Sky Master Dish for all apartments
- Fully wired CAT6 cabling to all apartments for "future-proof" Broadband & TV services
- LED lighting throughout
- Intecho "Smart" System to all apartments for owner-control of room temperatures; lighting; internal security cameras; curtains; video entry identity on the owners mobile phones; system programable to nine different languages
- Video access to each apartment
- Underfloor heating to all rooms - including bathrooms

FLOORING

- Oak flooring to Hall & Reception areas
- High quality carpets to all bedrooms
- Italian floor-to-ceiling tiles to all bathrooms

Tenure Information

TENURE

- Share of Freehold

LEASE

- 999 years
- There are not any restrictions within the lease in relation to pets, rentals and holiday lets

MANAGEMENT COMPANY

- A limited company will be formed to manage the building with the freehold transferred to the management company and once the last apartment has sold, the residents will take over the management company

SERVICE CHARGES | £1200 PER ANNUM

LIFT MAINTENANCE	£500
GATE MAINTENANCE	£250
BIN COLLECTION	£500
WINDOW CLEANING	£600
BUILDING INSURANCE	£750
COMMON PARTS ELECTRICITY.	£250
SECURITY ALARM SYSTEM (WHOLE BUILDING)	£1,000
COMMON PARTS CLEANING	£600
GARDEN MAINTENANCE	£300
RESERVE FUND	£2,450
TOTAL ESTIMATED ANNUAL BUDGET OVERALL	£7,200



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For further information or to arrange a viewing, please contact:
landandnewhomes@milesandbarr.co.uk | 01304 273 340

