



**Plot 2 West Bay Mews, St Clements Road, Westgate-On-Sea**  
Asking Price: £550,000

# Plot 2 West Bay Mews, St Clements Road Westgate On Sea

\*\*\* NEW & EXCLUSIVE \*\*\*

Plot 2 West Bay Mews  
Luxury Bespoke Development

Welcome to West Bay Mews

A Bespoke Collection of Four Luxury Detached Homes by the Sea

Tucked just off St Clements Road in the heart of Westgate-on-Sea, West Bay Mews offers an exclusive opportunity to own one of only four meticulously crafted, modern detached homes. Just moments from the award-winning Blue Flag beaches and bays, this bespoke development blends seaside charm with sophisticated living.

Each of these homes is generously proportioned, offering three sumptuous double bedrooms, including a striking and airy loft room with aluminium opening roof lights, and two elegant bathrooms. Designed with family living in mind, these homes feature ingenious storage solutions and optimal use of space, from the copious eaves storage and walk-in closet area to the utility room and understairs cupboards. Every property comes with two allocated parking spaces for your convenience.

Attention to detail is paramount, evident in the allure of the 'Beachhut' coloured aluminium front doors and the high-end material specifications. Revel in the luxury of a German-engineered handmade kitchen, complete with an instant Quooker hot water tap, Bosch





appliances, a distinctive designer oval bath, and anthracite radiators. The large bi-fold doors in the kitchen-diner area seamlessly blend indoor and outdoor spaces, perfect for alfresco dining.

These homes are not only luxurious but also eco-friendly, with efficient and sustainable heating provided by underfloor heating and Air Source Heat Pumps (ASHP). This ensures reduced energy costs, as ASHPs can be up to four times more efficient than equivalent gas boilers. For your peace of mind, all homes come with a 10-year Global Building Warranty.

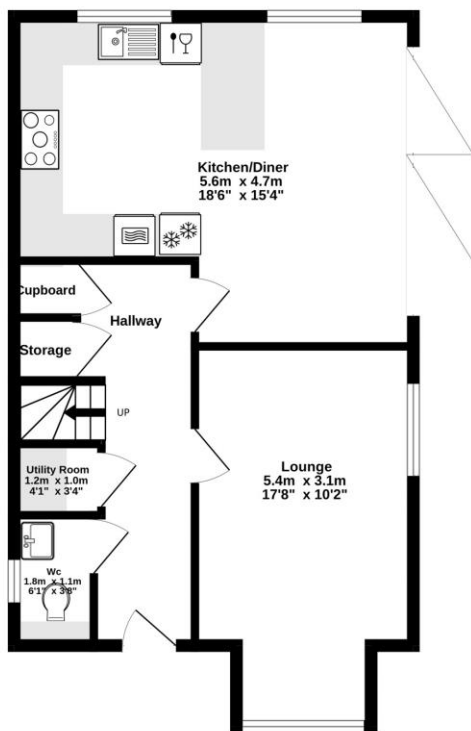
Nsquared Development embraces cutting-edge technologies and advancements in construction while upholding age-old principles and the highest standards.

For more information and to arrange a viewing, please call us now.

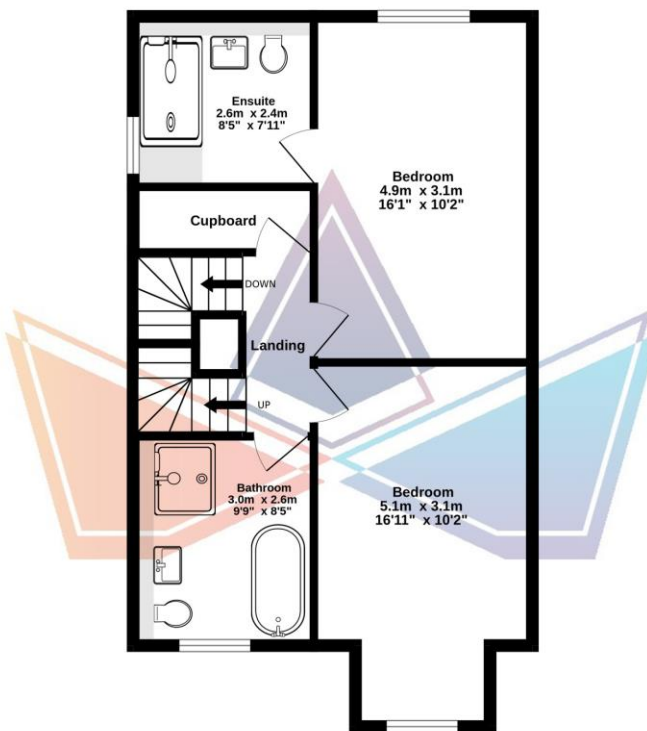
- 4 Plots
- Freehold
- 3 Total Bedrooms
- 1 Reception Room
- 2 Bathrooms
- House
- Detached
- Garden
- Off Street Parking
- New
- New Homes
- 1664 Approx Sq Ft



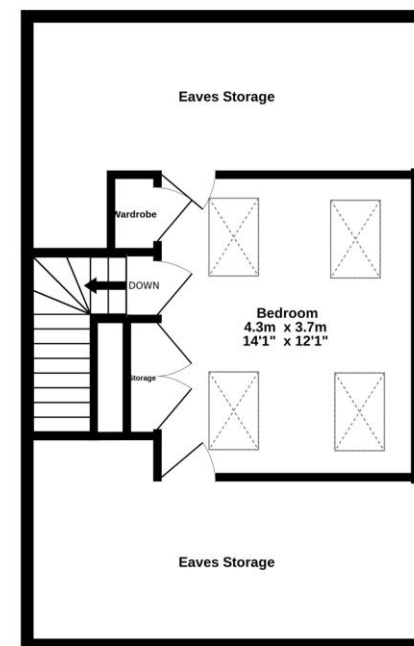
GROUND FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



1ST FLOOR  
52.4 sq.m. (564 sq.ft.) approx.



2ND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



TOTAL FLOOR AREA : 154.6 sq.m. (1664 sq.ft.) approx.

The total floor area displayed above does not include any areas highlighted in grey. If present please refer to each highlighted grey section to view its respective area. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosures](http://milesandbarr.co.uk/referral-fee-disclosures)