



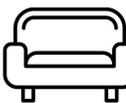
**By auction**

**£100,000**

**Leasehold**

1 x 

1 x 

1 x 

**Westbrook Gardens,  
Margate**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000.

This property offers a great opportunity for buyers seeking a home that would benefit from a refresh and the chance to add their own personal touch.

Accessed via a private entrance, the accommodation is arranged off a central hallway leading to each room. To the front of the property is a well-proportioned living room, offering a bright and comfortable living space. Along the hallway is a double bedroom featuring built-in storage, providing practical and convenient accommodation.

To the rear, the property comprises a fitted kitchen with wall base units, which leads through to a bathroom fitted with a three-piece suite. Externally, access to a shared garden, offering outdoor space to enjoy.

Overall, this property presents an excellent opportunity for first-time buyers or investors looking to modernise and add value, with a straightforward layout and well-defined living spaces.

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.



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- EPC Rating- TBC
- Sold Via Secure Sale
- Property In Need Of Refreshing
- Private entrance
- Shared garden
- Close To Sea Front
- 0.6 Miles To Station
- Great Opportunity
- Immediate 'Exchange Of Contracts' Available







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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