



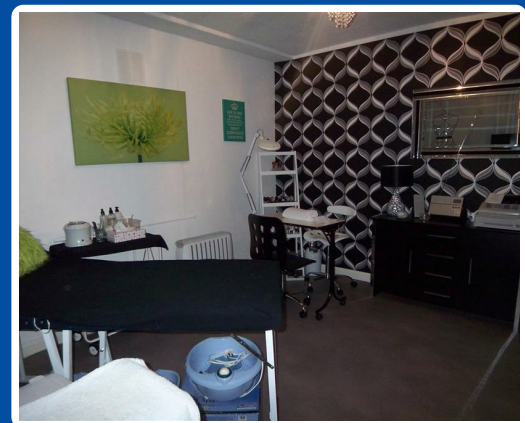
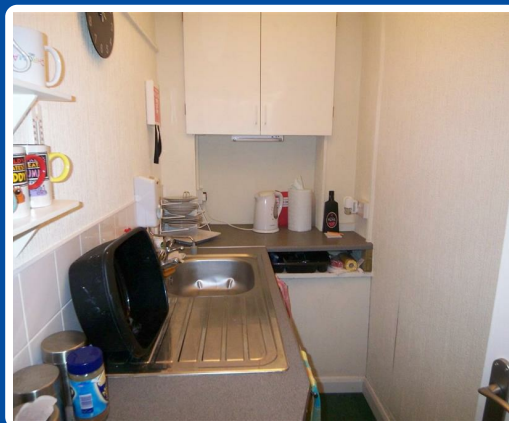
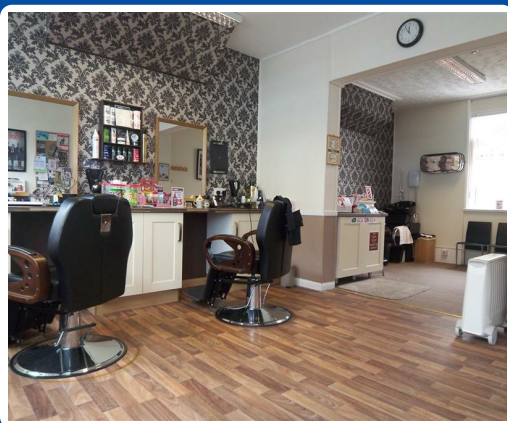
Station Road, Westgate-On-Sea, CT8 8QY

£295,000

Lovetts are delighted to present this exceptional property, offering a rare opportunity to own a combined commercial and residential property. Situated in a prime position within Westgate-on-Sea's thriving shopping area, this property enjoys a strategic location for maximum visibility and convenience.

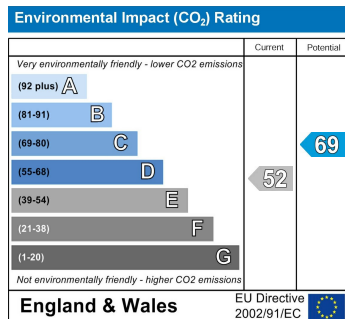
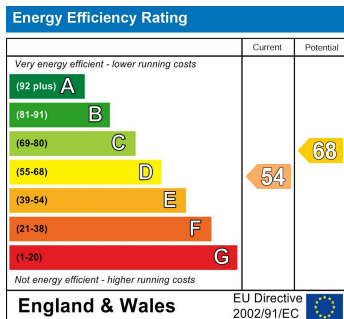
The ground floor of the property is currently occupied by a gentleman's hairdresser, providing a steady rental income. The ground floor comprises a customer area, thoughtfully designed to create a welcoming atmosphere. It also features a convenient toilet and offers access to an outdoor area, providing additional possibilities for the business. Furthermore, the basement level of the property includes a kitchen and two additional rooms, presenting versatility for storage or potential expansion.

The flat situated above the commercial space is currently tenanted and offers immense potential. With a market value of £750 per calendar month, this two-floor flat requires some internal modernisation, presenting an exciting opportunity for customisation and your own personal touch. The first floor hosts a spacious kitchen and lounge, providing ample space for relaxation and entertaining. A separate WC on the half landing enhances convenience. On



Station Road, Westgate-On-Sea, CT8 8QY

- Shop Floor
- Shop Kitchen
- Shop Storage Room
- Shop Garden
- Flat Reception
- Flat Kitchen
- Flat Main Bedroom
- Flat Second Bedroom
- Flat Bathroom 1
- Flat Bedroom 2
- Flat Hallway



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