TMS ESTATE AGENTS

39a Station Road, Westgate -On-Sea, CT8 8QY

£1,475 Per Month

3 2 1 D

- 3 BEDROOM SPLIT LEVEL APARTMENT
- UTILITY ROOM
- CLOSE TO WESTGATE MAINLIN STATION
- LONG TERM LET
- EPC - D
- HEART OF WESTGATE
- 2 X 19' BEDROOMS
- CLOSE TO LOCAL BEACHES AND HIGH STREET
- UNFURNISHED
- COUNCIL TAX A

BEAUTIFULLY PRESENTED 3 BEDROOM SPLIT LEVEL APARTMENT IN THE HEART OF WESTGATE.

Nestled in the charming area of Westgate-On-Sea, this delightful maisonette on Station Road offers a perfect blend of comfort and convenience.

Offering two exceptionally large bedrooms and a further generous sized double bedroom, this property is ideal for families or those seeking extra space for guests or a home office.

The layout over 3 floor includes a welcoming 19' reception room, a modern kitchen with integrated fridge freezer, oven, microwave and dishwasher. There is ample space for a dining table and chairs and additional utility room which is plumbed for a washing machine and has space for a tumble drier too. The spacious master bathroom enjoys a double shower cubicle and there is an additional W.C to the 2nd floor.

Westgate-On-Sea is known for its picturesque coastline and friendly community, making it an excellent choice for those looking to enjoy a tranquil lifestyle while still being within easy reach of local amenities and the mainline station with fast links direct to London. There are excellent local restaurants, cafes, bars and shops close by and Westwood Cross retail park is only a short drive away. There are junior and secondary schools close by, and beautiful beaches, this location offers a wonderful balance of leisure and practicality.

This property presents a fantastic opportunity for anyone looking to settle in a vibrant seaside town. Do not miss the chance to make this lovely home your own.

Council Tax Band - A / EPC - D / Deposit Is 5 weeks Rent £1701.90 / Holding Deposit £340.38

For broadband speeds and phone coverage. please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £44,250 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £53,100.

Available Immediately, Call TMS Estate Agents today to book your viewing

1ST FLOOR

KITCHEN
11'11" x 11'6" (3.64 x 3.51)

LOUNGE
19'2" x 13'11" (5.85 x 4.26)

UTILITY ROOM

SPLIT LEVEL LANDING

WC

2ND FLOOR LANDING

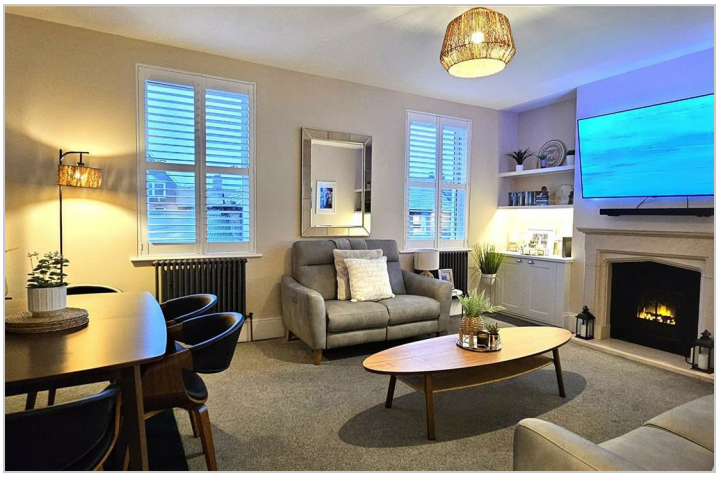
BEDROOM
18'0" x 13'10" (5.50 x 4.24)

BEDROOM
12'3" x 11'6" (3.74 x 3.53)

3RD FLOOR LANDING

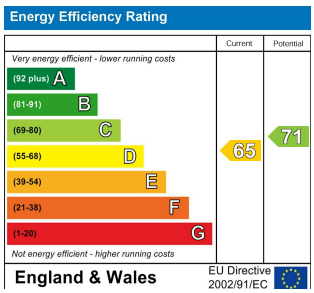
BEDROOM
18'0" x 14'1" (5.49 x 4.31)

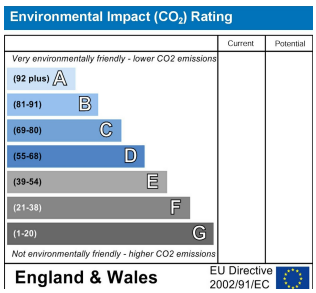
BATHROOM
12'2" x 10'9" (3.73 x 3.28)



Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com