



Oakwood homes®  
putting people first

## Property brochure



Sea Road, Westgate, Kent, CT8 8QW

Rental PCM £1,200

3 Bedrooms

1 Reception

1 Bathroom

EPC C

Council Tax C



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



01843 222700



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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#### Fees Payable

##### Holding Deposit:

Once you have found a property and had your offer to rent accepted, subject to contract, you will be required to pay the equivalent of one week's rent; the holding deposit is non-refundable in the event any of the following:

1. You decline to proceed with the tenancy
2. You fail the Right to Rent check
3. You provide a false or misleading statement for referencing purposes
4. You do not enter into a tenancy agreement or confirm a moving date within 15 days ("deadline for Agreement") of the payment nb: you may have the option to enter into a written agreement to extend this deadline if it is agreeable by all parties

You will be required to submit your documentation and details to a nominated independent Referencing Company who will carry out an identity check, credit check, Right to Rent check, seek employer, accountant and landlord references.

All occupiers over the age of 18 may be required to be referenced. If referencing is successful the one week's rent will form part of your first rent payment and the balance of this and a 5 week deposit will also be payable prior to completion.

##### Company or Commercial Let:

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

##### Methods of payment:

Bank transfer: Our bank details will be supplied to you upon request to enable you to make a direct transfer to our account

Debit card: Please allow 3 banking days for payment to clear into our account

1054 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

## The Property

Stunning seafront three bedroom split-level apartment in Westgate. Welcome to this exceptional three bedroom split-level apartment nestled on the seafront in the sought-after area of Westgate. Boasting a garden to the rear, off-street parking, gas central heating, and double glazing, this property offers a luxurious and comfortable living experience. Step inside to discover a modern kitchen/diner, perfect for culinary enthusiasts and hosting gatherings with loved ones. The apartment features three generously sized bedrooms, a modern family bathroom, and a downstairs WC for added functionality. Indulge in the coastal living that this remarkable apartment has to offer. Don't miss the opportunity to make this seaside retreat your new home. Contact us today to schedule a viewing and experience seaside living at its finest.

## Location

Westgate-on-Sea has been a popular seaside destination since the Victorian times with its beautiful sandy beaches and canopied shopping area. Enjoying many cafes, restaurants, bars, mainline railway station and its own cinema it is a sought after location for all age ranges.

## The Accommodation

Bedroom One: 8'09" (2.67m) X 12'07" (3.84m)  
 Bathroom: 5'04" (1.63m) X 7'09" (2.36m)  
 Bedroom Two: 16'11" (5.16m) X 11'02" (3.40m)  
 Bedroom Three: 10'05" (3.18m) X 8'11" (2.72m)  
 Lounge: 16'06" (5.03m) X 13'04" (4.06m)  
 Kitchen Diner: 20'04" (6.20m) X 8'09" (2.67m)  
 Garden  
 Downstairs WC

Holding Deposit: £276.00

## Property brochure

### Key Features

- Modern
- Decorated throughout
- Garden
- Split level
- Spacious
- Off street parking
- Seafront location

## Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LET0004459/20240508MDSM



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