



Oakwood homes®  
putting people first

## Property brochure



Old Crossing Road, Westbrook, Margate, Kent, CT9 5JH

Rental PCM £1,200

2 Bedrooms

1 Reception

1 Bathroom

EPC E

Council Tax B



[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

602 Sq Ft

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

**The Property**

Discover the perfect coastal escape in this charming two-bedroom bungalow located close to the sea in popular Westbrook. Step inside to find a modern kitchen that flows seamlessly into a conservatory, leading to a beautifully designed courtyard garden with side access and a wooden bar – ideal for entertaining or simply relaxing in the sea breeze. A separate lounge benefiting from a log burner perfect for the colder months. Indulge in the stylish bathroom/wet room featuring a ceiling waterfall shower, along with a separate WC for added convenience. The bungalow offers two bedrooms, including a spacious double room and a slightly smaller second bedroom, both offering plenty of storage space. With gas central heating, double glazing, and a cozy atmosphere throughout, this property provides the perfect blend of comfort and convenience. Located just a short distance from the beach, Westgate Town Centre, and the train station, you'll have everything you need right at your doorstep. Don't miss out on the opportunity to make this seaside your home. Contact us today to schedule a viewing and start living your coastal dream.

**Location**

Westbrook is a residential Victorian seaside resort on the Thanet peninsula in the southeast corner of England. It is the westernmost part of Margate. Westgate-on-Sea lies to the west. Westbrook is a short distance from Margate town centre and benefits from some beautiful coastline.

**The Accommodation**

Front Garden	Pretty front garden with flower beds. Pathway to front door and side gated access.
Hallway	
Lounge	13'5' (3.96m) x 12'5' (3.66m).
Kitchen	10'10' (3.30m) x 7' (2.13m).
Conservatory	16'5' (4.88m) x 9' (2.74m).
Wet Room	
W.C.	
Bedroom One	11' (3.35m) x 9'7' (2.74m).
Bedroom Two	9'4' (2.74m) x 8'4' (2.44m).
Rear Garden	Small enclosed garden laid mainly to patio with gated side access and storage shed.

Holding Deposit: £276

**Property brochure**

**Key Features**

- Two Bedroom
- Bungalow
- Garden
- Sought After Location
- Conservatory
- Part Furnished
- Gas Central Heating & Double Glazing

**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. LET0001466/MDSM240805



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