

## Property brochure



Kingsgate Castle Joss Gap Road, Broadstairs, Kent,  
CT10 3PH

Rental PCM £950

1 Bedroom

1 Reception

1 Bathroom

Off Street Parking

EPC E

Council Tax C



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



01843 222700



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

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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

#### 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

516 Sq Ft

For more details and photos visit us online at  
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## The Property

Located on the ground floor of the historic Kingsgate Castle on Joss Gap Road in Broadstairs, this furnished residence offers a rare opportunity to live within one of the area's most iconic buildings. Set against the backdrop of dramatic clifftop views and just moments from the beach, the property blends period architecture with modern comfort. The interior features well proportioned rooms with high ceilings and large windows that showcase the castle's character, while tasteful furnishings provide a ready made home. Residents benefit from access to beautifully kept communal gardens, private parking, and a peaceful coastal setting just a short distance from Broadstairs town centre.

## Location

Broadstairs is well known for its Blue Flag award winning sandy beaches, including Viking Bay and Joss Bay. The town also offers a good range of facilities with a wonderful selection of shops, restaurants and cinema, together with those found at Westwood Cross shopping centre.

## The Accommodation

Lounge	12'05" x 13'11" (3.78m x 4.24m)
Bathroom	5'10" x 9'05" (1.78m x 2.87m)
Kitchen	10'00" x 4'04" (3.05m x 1.32m)
Bedroom	13'02" x 11'08" (4.01m x 3.56m)

Holding Deposit £219

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### Key Features

- Furnished apartment
- Sea views from every room
- Highly sought after Kingsgate Castle
- Private gated community
- Close to the beach

Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0004763/20250428/ABDP



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