



# TMS

## ESTATE AGENTS



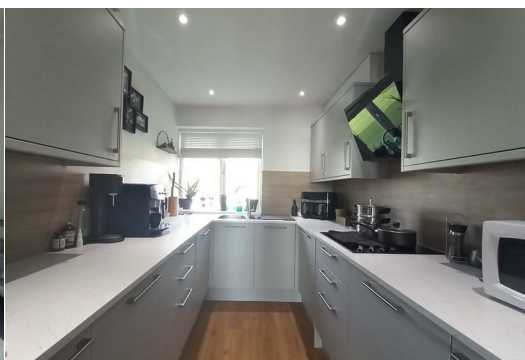
### Eastern Esplanade, Broadstairs, Kent, CT10 1DR

**£1,200 Per Month**

- 2 BEDROOM SPLIT LEVEL MAISONETTE
- SOUGHT AFTER BROADSTAIRS LOCATION OVERLOOKING STONE BAY
- MODERN BATHROOM WITH SHOWER OVER THE BATH
- EPC - D / COUNCIL TAX - B
- CLOSE TO TOWN CENTRE AND MAINLINE STATION



- PANORAMIC SEA VIEWS
- MODERN FULLY INTEGRATED KITCHEN
- LONG TERM LET / UNFURNISHED
- 1 SMALL PET CONSIDERED
- IDEAL FOR WORKING PROFESSIONALS OR RETIRED TENANTS / NOT SUITABLE FOR CHILDREN



AVAILABLE EARLY JUNE 2024 ~ STUNNING SEA VIEWS ~ 2 BEDROOM SPLIT LEVEL MAISONETTE SOUGHT AFTER EASTERN ESPLANADE IN BROADSTAIRS.

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 bedroom split level maisonette situated on the popular Eastern Esplanade in Broadstairs just a short walk into Broadstairs town and with panoramic sea views over Stone Bay.

Arranged over 3 floors and with a private entrance this lovely home has recently been redecorated throughout and allows it's own easy access to the beautiful beaches of Broadstairs.

Entering the property there is a handy entrance porch for coats and boots with stairs leading you up the first floor and the sunny lounge with its sea facing balcony where you can enjoy stunning sunrises or evening relaxing after work. Off of the lounge is a modern fully integrated kitchen with integrated appliances including dishwasher, washing machine and fridge freezer, ample storage and an eye level electric oven.

The bright internal hall enjoys under stairs storage and stairs to the second floor where you will find the generous sized main bedroom with storage and panoramic sea views and the second bedroom which is also a double room again with storage. The modern bathroom has a bath with shower over, there is double glazing through out and electric heating.

Parking is on the Esplanade below and is unrestricted.

The property is perfectly suited for a professional single tenant or couple. It is not suitable for children and smoking is not permitted. The landlord would consider 1 small dog

The council tax band is B, the deposit is 5 weeks rent and the EPC - D

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £36,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £43,200 PA TO MEET AFFORDABILITY

Call TMS ESTATE AGENTS today to book your accompanied viewing, we are available 7 days a week.

**GROUND FLOOR**

**Entrance Porch**  
Double glazed porch, frosted front door, stairs to lounge.

**FIRST FLOOR**

**Lounge 15'4" x 13'1" (4.68 x 4)**  
Double glazed patio door to balcony with direct sea views, electric heater, wooden floor.

**Kitchen 11'8" x 6'11" (3.56 x 2.13)**  
Double glazed window to rear, range of modern fitted units with one and a half bowl stainless steel sink and mixer taps, integrated eye level electric double oven, electric hob and extractor, integrated fridge freezer, washing machine and dishwasher, wooden floor.

**Hallway**  
Double glazed leaded light window to rear, electric storage heater, under stairs storage, wooden floor.

**SECOND FLOOR**

**Landing**  
Fitted carpet to stairs and landing, loft access with loft ladder, airing cupboard.

**Bedroom 1 13'2" x 10'10" (4.02 x 3.31)**  
Double glazed window to front with direct sea views, electric storage heater, fitted carpet, storage cupboard.

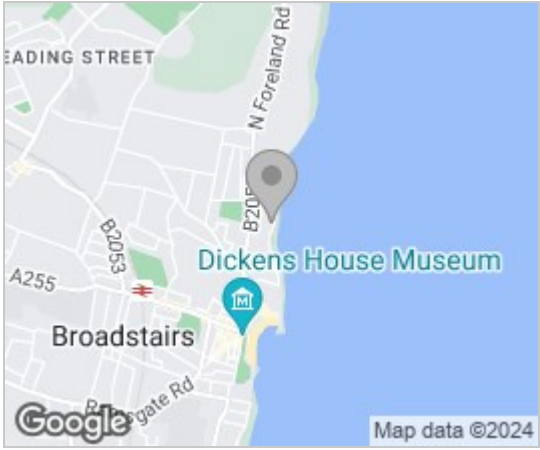
**Bedroom 2 13'1" x 7'1" (3.99 x 2.18)**  
Double glazed window to front, electric storage heater, fitted carpet, storage cupboard.

**Bathroom**  
Frosted double glazed window to rear, panelled bath with shower over and screen, low flush wc, pedestal wash hand basin, heated towel rail.

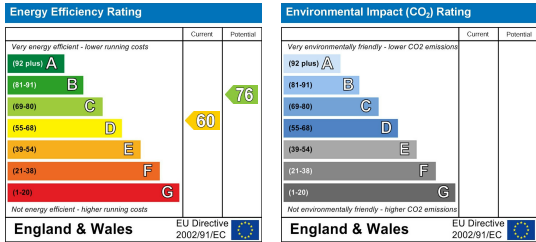
**EXTERNAL**

**Communal Gardens**  
**Unrestricted street parking**

**Area Map**



**Energy Efficiency Graph**



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.