



# TMS

## ESTATE AGENTS



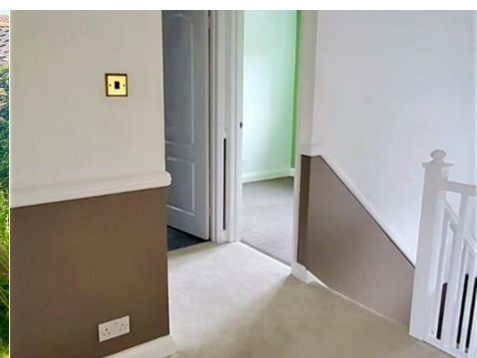
89 Bromstone Road, Broadstairs, CT10 2HX

£1,800 Per Month



- 4 BEDROOM DETACHED HOUSE
- GARAGE & DRIVEWAY
- GAS CENTRAL HEATING
- SOUGHT AFTER AREA
- DOWNSTAIRS CLOAKROOM

- AVAILABLE MID JULY 2024
- SOUTH FACING GARDEN
- TWO RECEPTION ROOMS
- WITHIN SCHOOL CATCHMENTS
- DOUBLE GLAZING WHERE STATED





**4 BEDROOM FAMILY HOME ~ AVAILABLE MID JULY 2024 ~ SOUGHT AFTER AREA**

TMS Estate Agents are delighted to bring to the market this lovely FOUR bedroom family home in Bromstone Road. Only a short walk to the beautiful beaches of Broadstairs and the town centre with its wide range of restaurants, cafes and bars and local amenities, including Broadstairs Mainline Station with fast links to Central London for anyone needing to commute.

This lovely modern home provides a great size family home comprising four bedrooms with two reception rooms, kitchen, family bathroom and downstairs cloakroom. There is a sunny aspect garden to the rear and a garage plus driveway provide off street parking. Enjoying both gas central heating and double glazing where stated this residence is located in a popular residential district of Broadstairs close to primary and secondary schools.

Perfect for a family or working professionals who may require extra office space to work from home.

This is a long term let and is unfurnished

The council tax band is D / Deposit = 5 weeks rent £2076.92 / Holding deposit £415.38 / EPC - C

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £54,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £64,800 PA TO MEET AFFORDABILITY

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

**Entrance Hall**

Double glazed front door to entrance hall with radiator, dado rail, telephone point, coved ceiling, storage cupboard housing meters, doors to:-

**Downstairs Cloakroom**

Low level w.c, wash hand basin, leaded light double glazed window to front, localised wall tiling, radiator.

**Lounge 22'8" x 12'4" (6.91 x 3.76)**

Marble surround feature fireplace with electric fire and timber mantle, two radiators, T.V aerial point, coved ceiling, double glazed French style doors to rear garden.

**Dining Room 10'9" x 8'7" (3.28 x 2.62)**

Laminate flooring, radiator, double glazed windows overlooking rear garden and double glazed doors to rear garden.

**Kitchen 11'3" x 8'2" (3.45 x 2.51)**

Stainless steel single drainer sink unit with mixer taps and varied and matching selection of base and wall mounted units incorporating drawers and rolltop working surface, built in double oven with gas hob and extractor over, space for washing machine and tumble dryer, space for fridge/freezer, tiled flooring, wall mounted gas fired boiler, radiator, coved ceiling, localised wall tiling, leaded light double glazed windows to front.

**Bedroom 1 13'1" x 9'1" (4.01 x 2.79)**

Radiator, T.V aerial point, two sets of double glazed windows overlooking rear.

**Bedroom 2 12'0" x 9'1" (3.68 x 2.79)**

Radiator, T.V aerial point, double glazed windows overlooking rear.

**Bedroom 3 8'2" x 6'11" (2.51 x 2.13)**

Radiator, leaded light double glazed windows overlooking front.

**Bedroom 4 7'8" x 6'11" (2.36 x 2.13)**

Radiator, leaded light double glazed windows overlooking front.

**Bathroom 7'1" x 6'0" (2.18 x 1.85)**

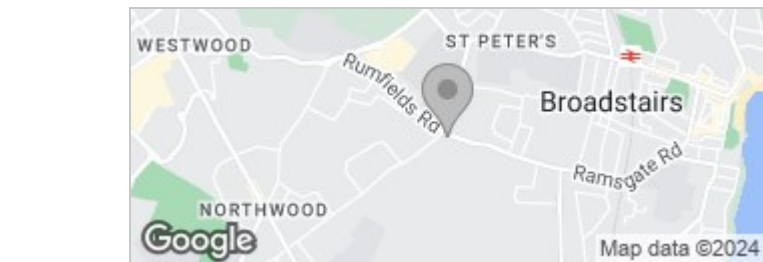
White suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail/radiator, double glazed window overlooking side.

**Rear Garden**

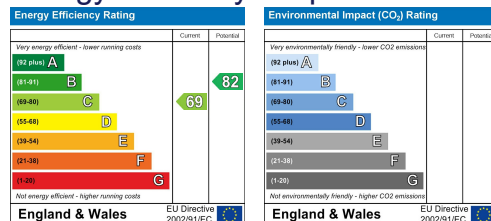
Rear garden southerly facing and sunny aspect, part laid to lawn with paved patio area, corner decked sun terrace, additional sun trap patio behind garage, timber built storage shed, pedestrian side access, established flower beds and plant borders, enclosed.

**Garage**

Single garage with up and over door, window to side and personal door to rear garden. Block paved driveway for additional parking.



**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.