



TMS

ESTATE AGENTS



West Cliff Road, Broadstairs, CT10 1PY

£2,150 Per Month



- 3/4 BEDROOM SEMI DETACHED HOUSE
- OVER 3 FLOORS
- 1 SMALL PET CONSIDERED
- 12 MONTH LET WITH BREAK CLAUSE
- CLOSE TO MAINLINE STATION & CATCHMENT AREAS

- CLOSE TO LOUISA BAY & VIKING BAY
- SOUGHT AFTER LOCATION IN BROADSTAIRS
- PART FURNISHED
- STUNNING PERIOD PROPERTY WITH FEATURES
- AVAILABLE 21ST OCTOBER 2024



LOUISA BAY~ BEAUTIFUL 4 BEDROOM SEMI DETACHED EDWARDIAN HOUSE ~ AVAILABLE 21st OCTOBER 2024

West Cliff Road in Broadstairs is situated in a perfect position on the cliff top over looking Louisa Bay. Just a short walk along the esplanade will find the heart of Broadstairs town. Once a quaint fishing village-turned quintessential seaside resort Broadstairs now blends timeless, authentic charm with surprising modern twists. Discover quirky lanes steeped in history, flint houses & fishermen's cottages to the promenades. Along the sea front and into the town you will find many artisan cafes, bars and restaurants along with traditional high street favourites.

The property is part furnished & offers many original features with high ceilings, fireplaces and original tiling, this is mixed with a vibrant contemporary feel.

To the ground floor the bright & spacious through lounge which can be closed off with sliding doors to create 2 rooms, leading on from this is the traditional & contemporary kitchen which leads to the sunny South facing garden, there is also a shower / utility room & a separate W.C.

The first floor boasts an impressive, bright, galleried landing with lantern, the main bedroom is 20' and enjoys a balcony with side sea views, there is a further double bedroom & a generous sized single room / dressing room, modern bathroom with bath and walk in shower. The 2nd floor finds a further double bedroom with ensuite bathroom.

Ideal for working professionals who needs to commute to London, Broadstairs mainline station is just under a kilometer away and there are local junior, senior and private schools within the catchment area.

Council Tax band B / Deposit £2480.76 / EPC - C / holding deposit £496.15
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £67,500PER ANNUM

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

GROUND FLOOR

ENTRANCE HALL

Original tiled entrance porch leading to entrance hall, radiator, half table, under stairs storage,

LOUNGE & DINING ROOM

26'6" x 13'5" (8.10 x 4.09)
Glazed Sash bay window with blinds, sliding doors to separate the 2 rooms, stripped wood floor, period fireplace and surround, sofa, chairs & pouffe, table, birds cage, iron coffee table, display cabinet, T.V box stand, round coffee table 2 radiators.

KITCHEN

21'5" x 12'10" narrowing to 6'1" (6.55 x 3.92 narrowing to 1.86)
Glazed French doors to garden, glazed sash window to side, inset 5 ring gas hob & extractor, electric oven below, integrated dish washer & drinks fridge, fridge freezer, wooden table, vinyl floor, radiator.

UTILITY / SHOWER ROOM

6'4" x 4'10" (1.95 x 1.49)
washing machine, vinyl floor, radiator, shower cubicle, shelving.

W.C

Double glazed frosted window, low flush W.C, vinyl floor.

FIRST FLOOR

1ST FLOOR LANDING

Carpet to stairs and landing, original storage cupboard, radiator.

BEDROOM 1

17'9" x 14'2" (5.43 x 4.34)
Glazed door to balcony with side sea views, glazed Sash bay window with blinds, carpet, radiator, king size bed and mattress, bedside cabinet, original fireplace and surround, picture rail, 2 radiators, large mirror, small casual wooden chair.

BEDROOM 2

11'10" x 11'8" (3.62 x 3.58)
Glazed Sash window to rear, cast iron fireplace, original storage cupboard, double bed and mattress, carpet, radiator.

BEDROOM 4 / DRESSING ROOM

9'6" x 6'10" (2.92 x 2.10)
Glazed Sash Window to side, carpet, fitted rails, radiator.

BATHROOM

12'11" x 11'0" (3.95 x 3.36)
Frosted glazed Sash window, bath with tiled surround, shower cubicle, low flush W.C, pedestal wash hand basin, tiled floor, heated towel rail, large dresser, occasional table, mirror.

SECOND FLOOR

SECOND FLOOR LANDING

Light Well, carpet, storage space.

BEDROOM 3

12'9" x 11'9" (3.89 x 3.60)
Glazed Sash window, Cast iron fireplace, original storage, chest of drawers, marble topped table.

EN SUITE

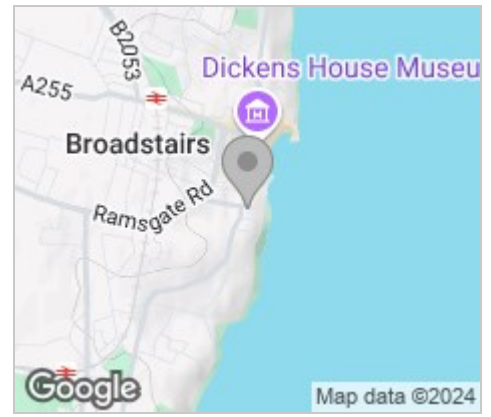
9'6"x.8'4" (2.92x.2.55)
Glazed frosted Sash window, bath with shower over, tiled surround, tiled floor, wash hand basin, low flush W.C, occasional table, heated towel rail.

EXTERIOR

REAR GARDEN

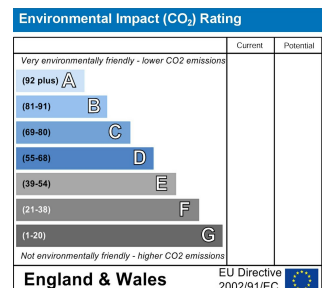
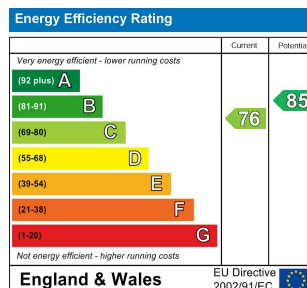
Courtyard Garden, rear access, Astro turf, bench table, glass topped table, wrought iron chair.





Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.



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Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ
t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com