



# TMS

ESTATE AGENTS



9 Lanthorne Road, Broadstairs, CT10 3NH

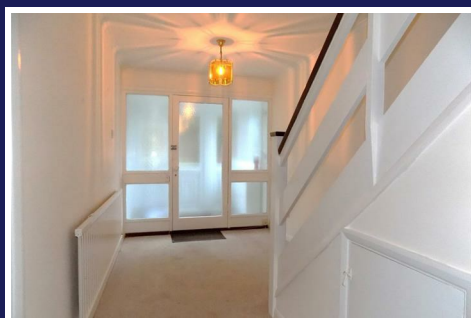
**£1,650 Per Month**





# Lanthorne Road

£1,650 Per Month



- 3 BED EXTENDED SEMI DETACHED HOUSE
- LANTHORNE ROAD
- LARGE KITCHEN / DINER
- GARDEN ROOM & UTILITY ROOM
- 1 PET WILL BE CONSIDERED
- PRESTIGIOUS CUL DE SAC LOCATION
- LONG TERM LET / UNFURNISHED
- AVAILABLE NOVEMBER 2024
- 21' KITCHEN / DINER
- CLOSE TO STONE BAY

3 BEDROOM SEMI DETACHED HOUSE ~ DESIRABLE CUL DE SAC LOCATION ~ CAR PORT & 1 GARAGE

TMS ESTATE AGENTS are delighted to offer to the market this spacious family home with a garage and car port situated in a Cul De Sac set within a flint walled courtyard within the grounds of the former Stone Farm on Lanthorne Road; It's perfectly situated for easy access to the main town, railway station and blue flag beaches.

To the ground floor there is a large porch and spacious entrance hall, lounge with new carpets, 21' kitchen diner which is open plan to the conservatory and with a 12' utility room. The landlord is happy to gift a slim line dishwasher, washing machine and fridge freezer if required.

To the first floor are 2 double bedrooms both with fitted wardrobes, the master bedroom 15' x 13' , there is a further single bedroom, shower room and separate W.C..

Externally there is a car port, additional parking for one car and there is one garage.

The property is available for a long term let with a minimum 1st term of 12 months and would best suit a family. Callis Grange Nursery, Stone Bay School, Dane Court Grammar and Charles Dickens are all close by.

The sandy beach of Stone Bay is about 500m away, and a short walk from there you will find the famous Viking Bay and then Broadstairs town itself with its many cafes, restaurants and bars. At the top of the high street you will find Broadstairs Mainline Station offering an excellent fast service into London St Pancras.

The property is unfurnished and is perfect for a family, the landlord will consider a pet, please note the property is strictly NO SMOKING

Council tax band D / EPC - D / DEPOSIT 5 weeks rent £1903.24/ holding deposit £380.64  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £49,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY.

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

## GROUND FLOOR

### Entrance Porch

Large UPVC porch with double doors and frosted double glazing, tiled floor.

### Entrance Hall

Frosted glazed door with side windows, fitted carpet, under stairs storage, radiator.

### Lounge

15'3" x 12'11" (4.67 x 3.96)  
Double glazed window to front, electric fire with surround, built in corner TV and storage unit, new fitted carpet, radiator.

### Kitchen / Diner

21'5" x 10'3" (6.54 x 3.13)  
Frosted double glazed window to side, range of wall, drawer and base units with roll top work surfaces, induction hob and extractor, eye level electric oven and microwave, free standing fridge freezer which the landlord will gift in the tenancy is required, single composite sink with mixer tap, tiled floor, under stairs storage, 2 radiators, open plan to the conservatory.

### Conservatory

11'8" x 6'9" (3.57 x 2.06)  
Double glazed conservatory with fitted vertical blind, Patio Doors to the garden, tiled floor, radiator.

### Utility Room

12'0" x 8'2" (3.68 x 2.51)  
Frosted double glazed door to the car port, double glazed windows over the garden, range of base units with 1 and half bowl composite sink and mixer taps, slime line dishwasher and washing machine which the landlord will gift in the tenancy if required.

## FIRST FLOOR

### Landing

Fitted carpet to stairs and landing, loft access.

### Bedroom 1

15'3" x 13'1" (4.66 x 3.99)  
Double glazed window to front, fitted wardrobe, new carpet, radiator.

### Bedroom 2

11'5" x 10'4" (3.49 x 3.17)  
Double glazed window, fitted

wardrobe, fitted carpet, storage cupboard housing hot water cylinder, radiator.

### Bedroom 3

8'6" x 7'3" (2.61 x 2.21)  
Double glazed window, fitted carpet, shelved storage, radiator.

### Shower Room

Fully tiled with corner shower unit, frosted double glazed window, wash hand basin, tiled floor, heated towel rail, mirrors cabinets, spot lights.

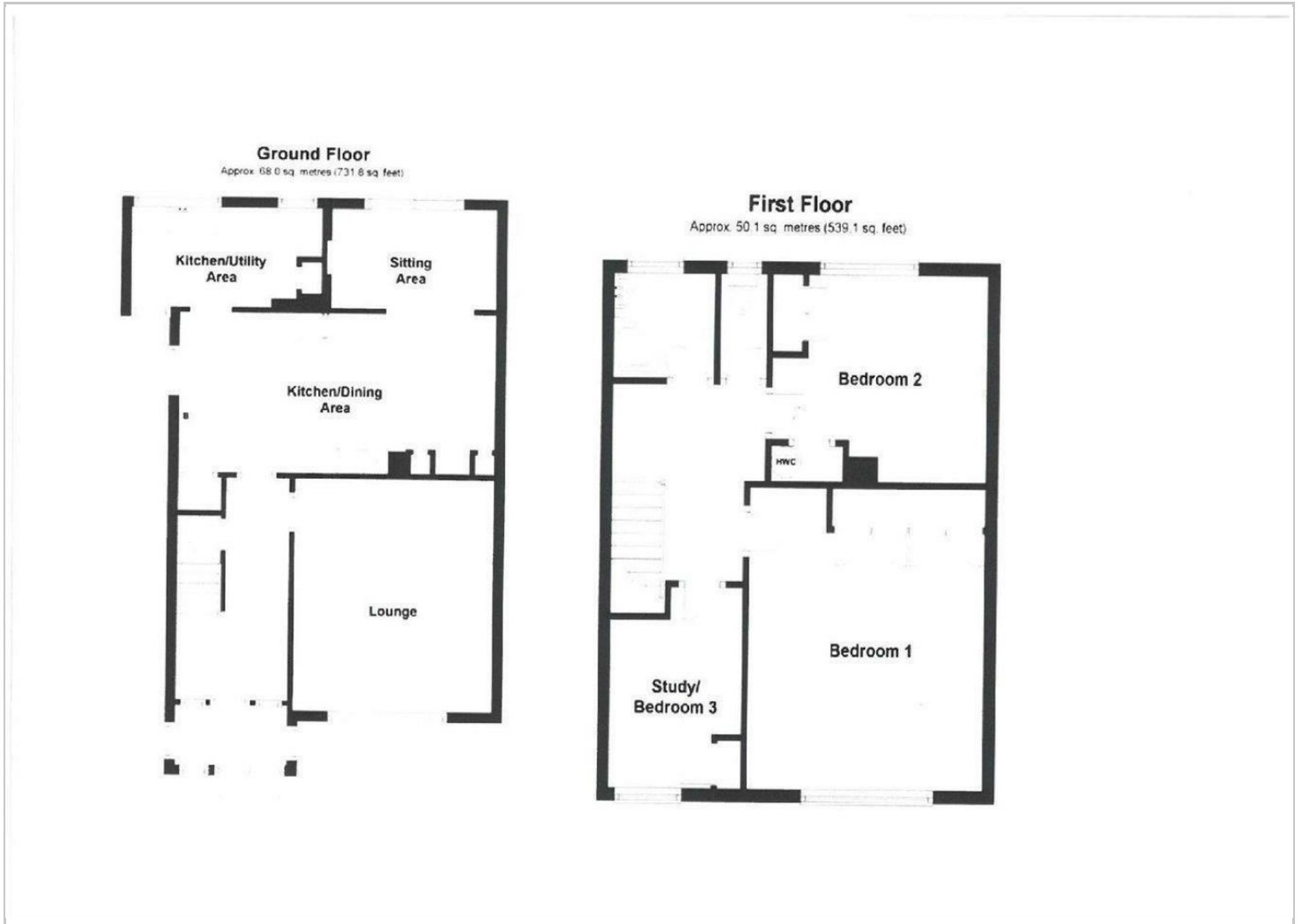
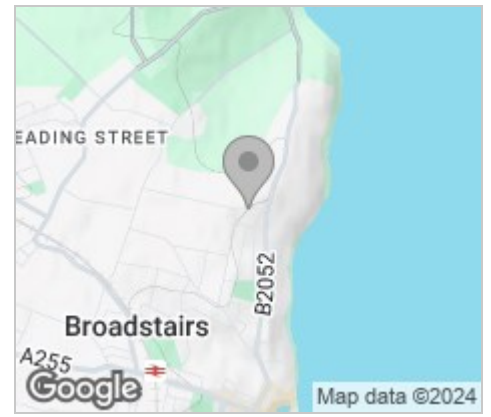
### W.C

frosted double glazed window, low flush W.C, tiled floor and walls, heated towel rail. spotlights.

### EXTERNAL

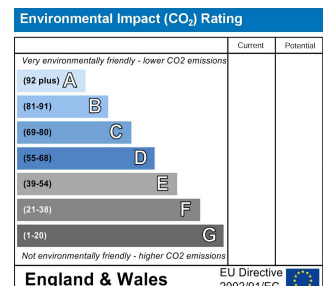
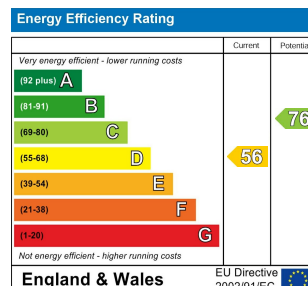
Fully fenced garden with side access, laid to lawn, mature shrubs and borders.





## 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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