



# TMS

## ESTATE AGENTS



## 2 The Mews North Foreland Road, Broadstairs, CT10 3FA

**£1,150 Per Month**



- PURPOSE BUILT ONE BEDROOM EXECUTIVE DETACHED PROPERTY
- OFF STREET PARKING & GARAGE
- SET IN PRIVATE SECLUDED GARDENS
- GAS CENTRAL HEATING
- EPC D / COUNCIL TAX A
- SOUGHT AFTER NORTH FORELAND
- UNFURNISHED
- DISTANT SEA VIEWS AND VIEWS OF NORTH FORELAND LIGHTHOUSE
- SUN TERRACE
- EXCLUSIVE APARTMENT



AVAILABLE IMMEDIATELY ~ ONE BEDROOM DETACHED PROPERTY ~ NORTH FORELAND ~ GARAGE & SUN TERRACE ~ PRIVATE GROUNDS

TMS ESTATE AGENTS are delighted to off to the market this unique one bedroom, detached, Scandinavian news lodge. Set in the sought after private grounds of St Stephens Manor in North Foreland. The lodge enjoys easy access just a few minutes away to the Blue Flag beach at Stone Bay.

The open plan layout benefits from a superb vaulted ceiling to the open plan living area, a spacious kitchen complete with appliances, and direct access to the Sun Terrace with distant sea views and views of the North Foreland Lighthouse. There is one double bedroom with an en-suite bathroom. There are fitted carpets and drapes throughout. There is also an integral garage within the building and plenty of visitor parking spaces offered.

Available immediately, this stunning property could not be better located within Broadstairs with Joss Bay beach only a 10 minute walk away where you will find great surfing, golden sands and magnificent coastal walks. Both North Foreland golf club and the town centre only a 5 minute drive in either direction, you simply have everything you need on your doorstep.

Exterior refurbishment in progress, viewings to commence after 25th April 2025. The property is ideal for a single, executive and professional tenant. The property is not suitable for pets.

Council tax band - A / EPC - D / DEPOSIT 5 weeks rent £1326.92 / holding deposit £265.38  
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £34,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY AND GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £41,400.

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

ENTRANCE

OPEN PLAN LOUNGE KITCHEN & DINING AREA 18'1" x 17'8" (5.52 x 5.39)

DOUBLE BEDROOM 12'0" x 8'9" (3.66 x 2.68)

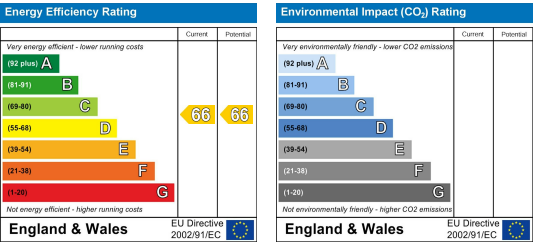
EN SUITE

SUN TERRACE

GARAGE & PARKING



Energy Efficiency Graph



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