



TMS

ESTATE AGENTS



Pierremont Avenue, Broadstairs, CT10 1NT

£2,200 Per Month



- 5 BEDROOM HOUSE
- PARKING !!
- CLOSE TO SHOPS / RESTAURANTS
- CLOSE TO MAINLINE STATION
- PETS CONSIDERED
- CENTRAL BROADSTAIRS
- KITCHEN / BREAKFAST ROOM
- ORIGINAL FEATURES
- IDEAL FAMILY HOME / LONG TERM LET
- EPC - tbc / COUNCIL TAX - E



STUNNING 5 BEDROOM HOUSE IN CENTRAL BROADSTAIRS ~ PARKING ~ MANY ORIGINAL FEATURES ~ PERFECT FAMILY HOME ~ AVAILABLE MID JUNE 2025 ~ LONG TERM LET

TMS ESTATE AGENTS are delighted to offer to the market this beautifully presented five bedroom semi detached house situated on a sought after road in central Broadstairs. Pierremont Avenue is just a short walk to everything you could ask for, stunning sandy beaches, a vibrant and eclectic town centre with independent cafes and restaurants and local shops, the mainline train station with fast links to London and sought after primary and secondary and private schools.

The property is spacious and modern with a mixture of original features throughout. To the ground floor you will find a large kitchen / breakfast room with modern units and integrated appliances, this opens out to the dining room with its beautiful original fireplace and French doors to the garden, there is a separate lounge again with original fireplace.

To the first floor you will find three double bedrooms including a balcony to the main bedroom and shower room. To the second floor there are a further 2 double bedrooms with storage and a family bathroom with both bath and shower.

Externally to the front of the property there is a dropped kerb and off street parking for 1 car and further parking across the drive for a second car. To the rear is a south facing garden with mature trees and shrubs and low maintenance shingle and paving.

Pierremont Avenue is available mid June for a long term let and is unfurnished, pets will be considered.

Council Tax band E / EPC - E / The deposit is 5 weeks rent £2,538.46 / holding deposit £507.69
<https://checker.ofcom.org/> for broadband and phone coverage.

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £66,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY.

Call TMS ESTATE AGENTS today to book your accompanied viewing

GROUND FLOOR

ENTRANCE HALL

Original hardwood stained glass door, stripped wood floor, radiator.

LOUNGE

17'7" x 13'0" (5.38 x 3.97)

Original box bay sash windows with blinds, original fireplace with surround and hearth, stripped wood flooring, panelled ceiling and picture rail, radiator

DINING ROOM

13'7" x 11'5" (4.15 x 3.49)

Double glazed French doors to garden, oak floor, original cast iron fireplace, open to kitchen / breakfast room

KITCHEN / BREAKFAST ROOM

19'0" x 12'2" (5.81 x 3.73)

Double glazed door to garden, original sash windows to side and rear, range of modern wall, drawer and base units with integrated fridge freezer, dish washer and free standing washing machine, breakfast bar, oak floor, range gas cooker and extractor over, access to cellar.

CELLAR

17'0" x 6'10" (5.2 x 2.1)

Power and light

FIRST FLOOR

LANDING

Split level with fitted carpet to stairs and landing, storage cupboard.

BEDROOM

18'0" x 17'8" (5.49 x 5.39)

Original sash box bay window and French doors to balcony with blinds, stripped wood flooring, original fireplace with surround and hearth, picture rail, 2 radiators.

BEDROOM

14'5" x 11'10" (4.40 x 3.63)

Original sash window with blind, stripped wood floor, cast iron fireplace, radiator.

BEDROOM

12'3" x 10'1" (3.75 x 3.09)

Original sash window with blind, original cast iron fireplace, fitted carpet, radiator.

SHOWER ROOM

8'3" x 7'6" (2.53 x 2.3)

2 Original sash windows, shower cubicle, pedestal wash hand basin, low flush W.C, heated towel rail.

SECOND FLOOR

LANDING

Double glazed window, loft access, fitted carpet to stairs and landing

BEDROOM

11'3" x 10'3" (3.45 x 3.14)

Double glazed window & blind, fitted carpet, radiator, storage cupboard, cast iron fireplace,

BEDROOM

17'5" x 14'5" (5.31 x 4.40)

Original sash window and double glazed Velux window to rear, fitted carpet, radiator

BATHROOM

14'4" x 7'9" (4.39 x 2.38)

Sash window with blind, panelled bath with mixer taps and shower attachment, double shower unit, pedestal wash hand basin, low flush W.C, cast iron fireplace, laminate floor., radiator.

EXTERNAL

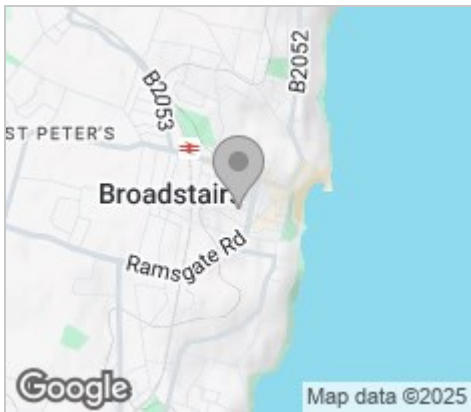
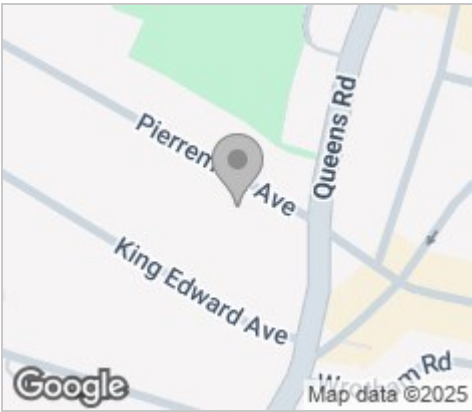
FRONT GARDEN

Paved for off street parking

REAR GARDEN

South facing garden with side access, shed, tap and light.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	80
England & Wales	EU Directive 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 	

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

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