



# TMS

## ESTATE AGENTS



### Braeside, 8 Western Esplanade, Broadstairs, CT10 1TF

**£1,400 per calendar month**



- STUNNING DIRECT SEA VIEWS
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- UNDER 1KM TO THE MAINLINE TRAIN STATION
- LONG TERM LET / PART FURNISHED

- INTEGRATED KITCHEN
- SOUGHT AFTER WESTERN ESPLANADE AREA
- CLOSE TO THE LOCAL BEACHES AND TOWN CENTRE
- UNRESTRICTED ON STREET PARKING
- COUNCIL TAX BAND B / EPC - D



AVAILABLE IMMEDIATELY - UNINTERRUPTED DIRECT SEA VIEWS - HEART OF BROADSTAIRS ~ 2 BED APARTMENT

TMS Estate Agents are thrilled to offer to the market this beautiful TWO BEDROOM First Floor sea front apartment on the sought after Western Esplanade in Broadstairs with stunning sea views.

Accessed through a secured main door to the communal hall. there are two double bedrooms, integrated kitchen with sea views and great sized lounge, the bathroom completes the apartment with sunken bath with shower over.

Broadstairs; once a quaint fishing village-turned quintessential seaside resort blends timeless, authentic charm with surprising modern twists. Stroll quirky lanes past tiny flint houses and fishermen’s cottages to seafront promenades and gardens. Enjoy a wealth of chic restaurants and wine bars, independent shops and historical attractions including Bleak House where Charles Dickens wrote David Copperfield. Broadstairs hosts many festivals throughout the year, including food festivals, the water gala and the famous Folk Week, there is always something to do.

This is a perfect home for a professional tenant or couple, who may need space to work from home, it is offered on a long term let and is part-furnished, though the landlord is looking for a long term let and will consider removing some furniture for a long term tenancy. The landlord will consider 1 small pet.

Council tax band B / EPC - D / DEPOSIT 5 weeks rent £1615.38 / holding deposit £323.07  
<https://checker.ofcom.org/> for broadband and phone coverage.

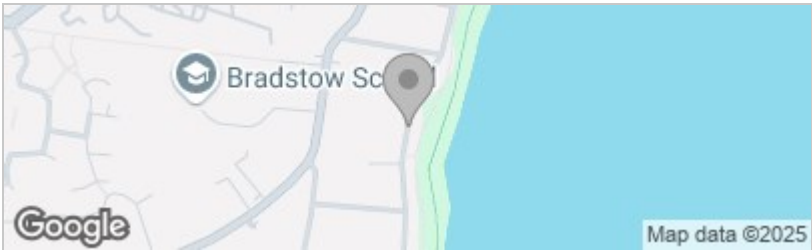
APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £50,400 PER ANNUM TO MEET AFFORDABILITY

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

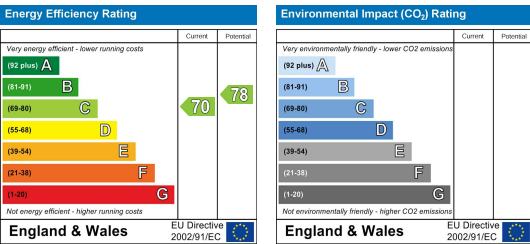


- LOUNGE 11'8" x 19'7" (3.559 x 5.985)
- KITCHEN 5'10" x 8'3" (1.803 x 2.517)
- BEDROOM 1 10'5" x 11'10" (3.187 x 3.614)
- BEDROOM 2 14'11" x 12'3" (4.554 x 3.737)
- BATHROOM 9'2"x x7'4" (2.807x x2.255)

Area Map



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.