



TMS

ESTATE AGENTS



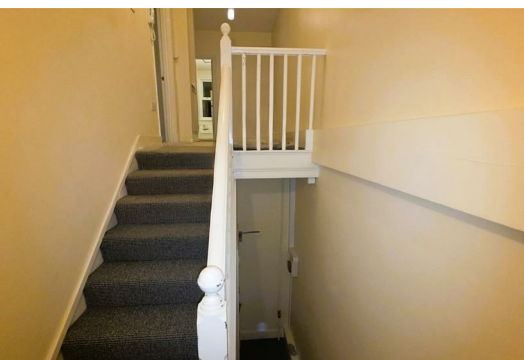
52 St. Mildreds Road, Westgate-On-Sea, CT8 8RF

£1,150 Per Month



- 3 BEDROOM, 1ST FLOOR FLAT
- CLOSE TO LOCAL SHOPS
- UNFURNISHED
- COUNCIL TAX - A
- AVAILABLE IMMEDIATELY

- HEART OF WESTGATE
- CLOSE TO MAINLINE STATION
- LONG TERM LET
- EPC - TBC



3 BEDROOM, 1ST FLOOR FLAT IN THE HEART OF WESTGATE ~ AVAILABLE MID NOVEMBER 2025

TMS ESTATE AGENTS are delighted to offer to the market this spacious 3 bedroom 1st floor flat in the heart of Westgate. Situated on the first floor the apartment is spacious and offers a lounge, 2 double bedrooms, a single bedroom, kitchen and bathroom.

Close by you will find the town of Westgate On Sea with its independent shops, restaurants and bars. The mainline station is a stones throw away and offers direct links into London.

Westgate Bay Avenue is just a short walk to the beautiful Kentish coastline and promenade where you will find the beautiful sandy beaches of both Westgate Bay and St Mildreds Bay.

The property is offered on a long term basis and is unfurnished, 1 small pet may be considered.

Council tax band A / EPC - TBC / 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 viewing, we are available 7 days a week

GROUND FLOOR

COMMUNAL ENTRANCE HALL
Stairs to apartment

APARTMENT

ENTRANCE HALL 13'4" x 7'2" (4.065 x 2.192)
Stairs to first floor

FIRST FLOOR

LOUNGE 15'7" x 10'7" (4.759 x 3.232)

BEDROOM 1 12'11" x 11'10" (3.953 x 3.632)

KITCHEN 7'3" x 11'8" (2.222 x 3.568)

BATHROOM 5'7" x 11'10" (1.719 x 3.624)

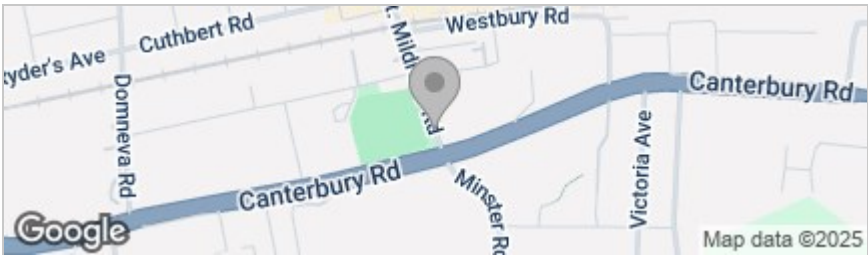
SECOND FLOOR

BEDROOM 2 12'2" x 9'10" (3.731 x 3.017)

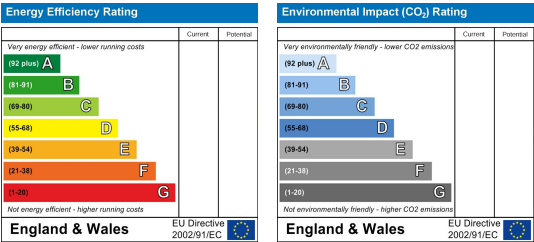
BEDROOM 3 15'9" x 10'4" (4.801 x 3.154)



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.