



# TMS

## ESTATE AGENTS



## 75 Sea Road, Westgate on Sea, CT8

**£1,100 Per Month**



- 2 BED TOP FLOOR APARTMENT
- WHITE GOODS INCLUDED
- CLOSE TO MAINLINE STATION
- EPC - E / COUNCIL TAX - A
- 1 PET CONSIDERED

- SEA VIEWS OVER WESTGATE BAY
- CLOSE TO TOWN CENTRE
- ELECTRIC HEATING
- UNFURNISHED / LONG TERM LET
- AVAILABLE MID FEBRUARY 2026



2 BED TOP FLOOR APARTMENT WITH SEA VIEWS ~ AVAILABLE MID FEB 2026 ~ WESTGATE BAY

TMS ESTATE AGENTS are delighted to offer to the market this spacious 2 double bedroom apartment with views over Westgate Bay. There is a 24' hallway which offers versatile use of the space, a 15' lounge with views over Westgate Bay, the kitchen comes with fridge freezer, washing machine, electric hob & oven and dishwasher, there are two generous double bedrooms, and shower room with separate W.C. The property benefits from double glazing where stated and electric heating.

Externally there is parking for 1 car in the grounds and ample street parking immediately outside.

Westgate on Sea is a charming Victorian seaside town, which is steeped in history and where you can enjoy the most spectacular sunsets across the bay from the luxury of your home or one of the famous blue flag beaches or a terrace at one of the exclusive bars and restaurants.

The property is unfurnished and a long term let, the landlord will consider 1 pet, being a top floor flat this is not suitable for small children.

Council Tax band A / Deposit = 5 weeks rent £1269.20 / Holding deposit £253.84 / EPC rating E

For broadband and phone coverage, please check through checker.ofcom.org.uk

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £33,000 PER ANNUM TO MEET AFFORDABILITY FOR THIS PROPERTY - IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £39,600 PER ANNUM TO MEET AFFORDABILITY.

Contact TMS ESTATE AGENTS today to book your accompanied viewing

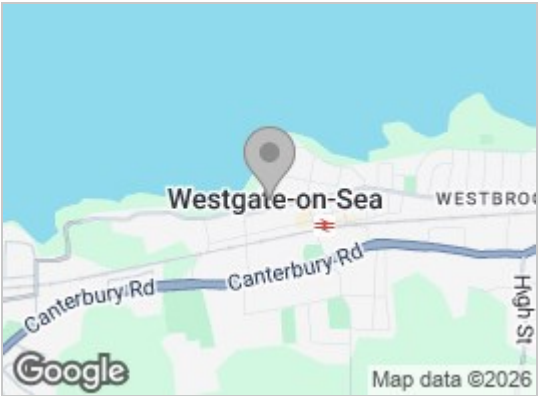
Hallway 24'11" x 6'0" (7.62 x 1.83)

Lounge 14'11" x 15'4" (4.57 x 4.69)

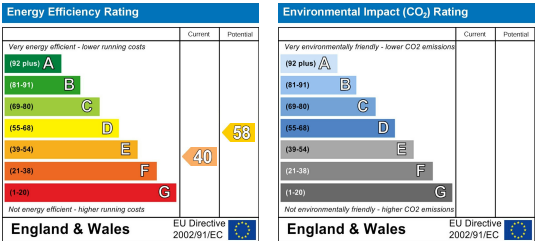
Kitchen 12'11" x 8'11" (3.96 x 2.74)

Bedroom 1 12'11" x 12'11" (3.96 x 3.96)

Bedroom 2 16'0" x 8'5" (4.88m x 2.59)



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.