



A stunning detached residence set well back from the road with access via a driveway through security gates. The property boasts a welcoming entrance hall, a light and spacious lounge and dining room (both with sea views), a modern fully fitted kitchen, utility room, cloakroom, study and bedroom with en suite facilities. On the first floor there are four more double bedrooms and three bathrooms as well as a dressing room and a usable landing area with views of the Channel. There is a large garage and ample parking to the front and a good sized enclosed rear garden. A beautiful family home. Council tax band F, EPC rating C. Rent includes the services of a gardener.



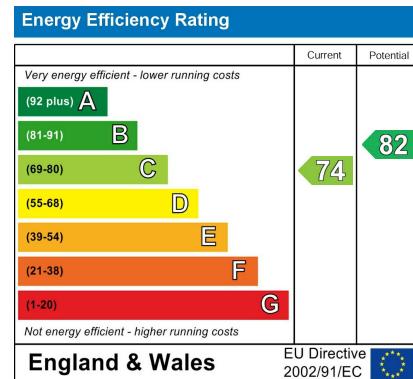
Seabrook Road | Hythe | CT21 5QW
£3,000 Per Calendar Month

COSTS AND FEES

Holding Deposit

£644 (1 week's rent). This will be deducted from the first month's rent.

The Holding Deposit is not refundable:



If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £70,000 pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.



When you move in we will require (in cleared funds):-

Security deposit - £3,221 (5 weeks' rent)

First month's rent in advance.

If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £84,000 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.

- Detached
- Entrance Hall
- Lounge/Dining Room with Sea Views
- Modern Fitted Kitchen
- Utility Room
- Cloakroom
- Study and Bedroom ensuite Facilities.
- Four Double Bedrooms
- Three Bathrooms
- Dressing Room
- Landing area with views to the Channel
- Large Garage and ample Parking