



TMS

ESTATE AGENTS



Church Square, Broadstairs, CT10 1HB

£1,000 Per Month

- 2 BEDROOM FISHERMANS COTTAGE
- ARRANGED OVER 3 FLOORS
- UNFURNISHED
- AVAILABLE MARCH 2026
- CLOSE TO VIKING BAY, LOCAL SHOPS AND RESTAURANTS
- HEART OF BROADSTAIRS
- KITCHEN DINER / WHITE GOODS INCLUDED
- COUNCIL TAX - B / EPC - D
- SHORT WALK TO BROADSTAIRS MAINLINE STATION
- 1 SMALL PET CONSIDERED



Area Map

TMS ESTATE AGENTS have the pleasure of offering to the market this charming 2 bedroom original fisherman's cottage, located in a quiet cul-de-sac just a stones throw away from Broadstairs Town Centre and the sandy beaches of Viking Bay and Stone Bay. Just a short walk away is an array of restaurants, bars and coffee shops with also the mainline station a short walk to the top of the High Street offering a fast line direct into London St Pancras. The local loop bus service is also easily accessed in the town centre.

To the ground floor the living room features a beamed ceiling and feature fire surround. There is a door to the lower ground where you will find a spacious, fully fitted kitchen/diner which comes with white goods. To the first floor there are 2 bedrooms and a modern bathroom.

Externally the cottage benefits from a storage building opposite which was the original old smoke house when the cottages were used by the fishermen.

The landlord requires professional tenants only, the landlord will consider 1 small pet with proof of pet insurance.

The council tax band is B and the EPC - D

Holding deposit is £230.76 / 5 week deposit is £1153.84

APPLICANTS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £30,000 PER ANNUM FOR SUFFICIENT AFFORDABILITY FOR THIS PROPERTY. IF A WORKING GUARANTOR IS REQUIRED THEY WILL NEED AN INCOME OF £36,000 PA TO MEET AFFORDABILITY

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

Don't miss the opportunity to make this beautiful flint fisherman's cottage your home in the heart of Broadstairs.

Call TMS ESTATE AGENTS today to book your accompanied viewing.

Ground Floor

Lounge 15'5" x 12'5" (4.72m x 3.81m)

Sash window to front, feature fire surround, storage cupboard, laminate floor, radiator, doors to lower ground and first floor.

Landing

Fitted carpet to stairs and landing

Lower Ground

Kitchen / Diner 14'2" x 11'3" (4.32m x 3.43m)

Small glazed window to front, range of wall, drawer and base units with wood style work surfaces, inset electric cooker, hob and extractor fan, one and a half bowl stainless steel sink and mixer taps, tiled floor.

First Floor

Bedroom 1 10'0" x 7'4" (3.07m x 2.26m)

Sash window to front, fitted wardrobe, wood paneled walls, fitted carpet, radiator.

Bedroom 2 7'10" x 5'10" (2.39m x 1.78m)

Sash window to side, fitted carpet, radiator.

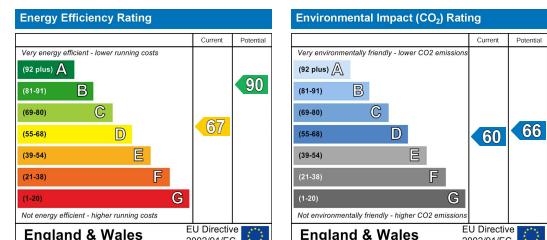
External

Storage shed

Original smoke house used for storage



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.

Kent Innovation Centre Millennium Way, Broadstairs, Kent, CT10 2QQ

t 01843 866055 e info@tmsestateagents.com www.tmsestateagents.com