



Oakwood homes®  
putting people first

## Property brochure



Saxon Reach, Sandwich Road, Cliffsend, Ramsgate,  
CT12 5HQ

Rental PCM £1,800

3 Bedrooms

1 Reception

2 Bathrooms

1 Garage

EPC B

Council Tax E



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01843 222700



[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

Sales | Lettings | Property Management | Land Acquisition | Development Consultancy | New Homes | Mortgages | Conveyancing

Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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**Fees Payable**

**Holding Deposit:**

Once you have found a property and had your offer to rent accepted, subject to contract, you will be required to pay the equivalent of one week's rent; the holding deposit is non-refundable in the event any of the following:

1. You decline to proceed with the tenancy
2. You fail the Right to Rent check
3. You provide a false or misleading statement for referencing purposes
4. You do not enter into a tenancy agreement or confirm a moving date within 15 days ("deadline for Agreement") of the payment nb: you may have the option to enter into a written agreement to extend this deadline if it is agreeable by all parties

You will be required to submit your documentation and details to a nominated independent Referencing Company who will carry out an identity check, credit check, Right to Rent check, seek employer, accountant and landlord references.

All occupiers over the age of 18 may be required to be referenced. If referencing is successful the one week's rent will form part of your first rent payment and the balance of this and a 5 week deposit will also be payable prior to completion.

**Company or Commercial Let:**

An administration fee of £400 (inc vat) is payable if you are taking a tenancy as a Company and not as an individual or if you are renting a commercial property from Oakwood homes

**Methods of payment:**

Bank transfer: Our bank details will be supplied to you upon request to enable you to make a direct transfer to our account

Debit card: Please allow 3 banking days for payment to clear into our account

1291 Sq Ft

For more details and photos visit us online at  
[www.oakwoodhomes.biz](http://www.oakwoodhomes.biz)

**The Property**

OVERLOOKING PEGWELL BAY, between Ramsgate and Sandwich, Saxon Reach is an exclusive collection of just four 3-bedroom townhouses in a setting of remarkable beauty that overlooks Kent's eastern coastline at Cliffsend. Offering sea views across the nature reserve from the front of the property and an exquisite view of St Augustine's golf course to the rear, these homes really are unique. The houses are set over 3 floors with integral garage, WC and utility room on the ground floor, open plan living area with balcony, 2 bedrooms and a family bathroom on the 1st floor with the master bedroom and en-suite shower room located on the second floor. Finished to an extremely high standard and available to move into NOW! Call us today for further viewing details.

**Location**

With Pegwell Bay Country Park and National Nature Reserve minutes from home it means you can open your door and step into a landscape of chalk cliffs, saltmarsh and sand dunes in Kent Wildlife Trust's largest reserve, with its new coastal path. The new Thanet Parkway train station is situated close by and offers access to London and the wider Kent area via mainline and high speed services.

**The Accommodation**

**GROUND FLOOR**

Garage 12'05" (3.78m) x 6'09" (2.06m)  
Utility Room leading to rear garden

**FIRST FLOOR**

Kitchen/Lounge 20'03" (6.17m) x 12'07" (3.84m)  
Bedroom 1 11'11" (3.63m) x 11'01" (3.38m)  
Bedroom 2 11'01" (3.38m) x 7'11" (2.41m)  
Family Bathroom 8'06" (2.59m) x 6'04" (1.93m)

**SECOND FLOOR**

Master Bedroom 19'03" (5.87m) x 16'06" (5.03m)  
En suite

HOLDING DEPOSIT - £415

**Property brochure**

**Key Features**

- Integral garage
- Set over 3 floors
- Stunning views front and back
- Superb location
- High quality finish
- AVAILABLE NOW!

**Need a mortgage..?**

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. LER0003975/2024|120/MDDP



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