



Oakwood homes®  
putting people first

## Property brochure



51 Sea Road, Westgate, Kent, CT8 8QW

Rental PCM £925

2 Bedrooms

1 Reception

1 Bathroom

EPC C

Council Tax C



[lettings@oakwoodhomes.biz](mailto:lettings@oakwoodhomes.biz)



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

602 Sq Ft

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

## The Property

Charming two bedroom first floor flat with Sea views in Westgate. Welcome to this delightful two bedroom first floor flat located on the sought-after seafront of Westgate. Situated close to the town centre and local amenities, this property offers the perfect blend of convenience and coastal living. Step inside to discover a spacious open plan kitchen lounge/diner, featuring a well-equipped kitchen with a fridge, freezer, oven, and breakfast bar for your culinary needs. The flat boasts two double bedrooms, with one bedroom enjoying picturesque sea views, creating a serene and relaxing atmosphere. Completing the accommodation is a modern family bathroom, providing comfort and functionality for everyday living. Don't miss the opportunity to make this seaside retreat your new home. Contact us today to schedule a viewing and experience the beauty of coastal living in Westgate.

## Location

Westgate on Sea has been a popular seaside destination since the Victorian times with its beautiful sandy beaches and canopied shopping area. Enjoying many cafes, restaurants, bars, mainline railway station and its own cinema it is a sought after location for all age ranges

## The Accommodation

Bedroom One:	11'11" (3.63m) X 10'07" (3.23m)
Bathroom:	7'11" (2.41m) X 5'07" (1.70m)
Bedroom Two:	9'05" (2.87m) X 8'04" (2.54m)
Kitchen/Lounge:	14'00" (4.27m) X 21'05" (6.53m)

Council Tax - C

EPC : C

Holding Deposit: £225.00

## Property brochure

### Key Features

- First floor
- Two bedrooms
- Sea view
- Sea front location
- Spacious
- GCH & DG
- Westgate

## Need a mortgage..?

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

0800 035 0353



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