



Oakwood homes®
putting people first

Property brochure



Sussex Avenue, Margate, Kent, CT9 1TN

Rental PCM £1,350

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC D

Council Tax B



lettings@oakwoodhomes.biz



01843 222700



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

1054 Sq Ft

For more details and photos visit us online at
www.oakwoodhomes.biz

The Property

Welcome to this newly renovated three bedroom terraced house in central Margate. This property boasts off-street parking, making it a rare find in the area. Recently redecorated throughout with new flooring in some rooms, this home offers a modern and fresh living space. Upon entering, you are greeted by a hallway with newly laid wood laminate flooring. The ground floor features a spacious lounge, a second reception room leading to a conservatory/utility space with electricity and water points. The large kitchen/diner is equipped with a modern kitchen, perfect for cooking and entertaining. Outside, the property offers a large paved garden with parking space for multiple cars accessible via the back gates, plus there is an outside WC. Upstairs, you will find three double bedrooms, with the master bedroom being particularly spacious, along with a modern family bathroom. Additional features include a new boiler, gas central heating, and double glazing for added comfort and energy efficiency. Located close to local schools and central Margate, this property is ideal for families or professionals looking for a convenient and comfortable living space. Don't miss out on this unique opportunity - contact Oakwood homes today to schedule your viewing.

Location

Situated in the Margate, this delightful seaside town is best known for its beautiful sandy beach and stunning sunsets. Along the seafront you will find the Turner Art Gallery and the retro theme park, Dreamland. In The Old Town you will find a variety of vintage shops and boutiques and along the seafront you have a choice of stylish bars and restaurants.

The Accommodation

Lounge	13'01" (3.99m) X 11'07" (3.53m)
Second Reception Room	19'08" (5.99m) X 11'09" (3.58m)
Conservatory/utility space	15'08" (4.78m) X 5'08" (1.73m)
Kitchen/Diner	18'02" (5.54m) X 11'03" (3.43m)
Bedroom 1	9'07" (2.92m) X 9'03" (2.82m)
Bathroom	6'05" (1.96m) X 5'04" (1.63m)
Bedroom 2	9'05" (2.87m) X 11'09" (3.58m)
Master Bedroom	13'02" (4.01m) X 15'00" (4.57m)

Holding Deposit: £311.00

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Key Features

- Spacious
- Three bedroom
- Two reception rooms
- Conservatory/utility space
- Off street parking
- GCH & DG
- Newly decorated
- Central location

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. LET0004643/2024 | I25/MDDP



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