



The Old Studio, Quakers Mill, 1A Church Street, Bexhill On Sea, East Sussex, TN40 2HE  
£1,400 pcm



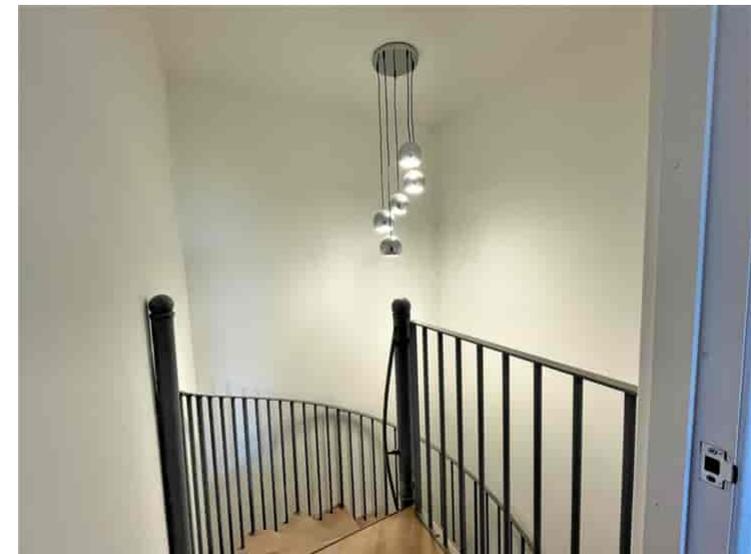


Property Cafe are delighted to offer to let this immaculately presented first and second floor flat set in the prominent Quakers mill building situated in the heart of Bexhill old town, offering pleasant sea views whilst overlooking the well maintained Manor Gardens, with a variety of local shops close by and excellent transport links into Bexhill town centre and to the A259. Internally the property has been finished to a high standard and comprises of; Entrance stairwell with led lights rising to the first floor landing providing ample space to use as an office and a spiral staircase rising to the second floor, a modern fitted kitchen with integrated oven/hob and washing machine finished in Oak effect Karndene flooring and work surfaces. The very large lounge/diner has ample room to relax and entertain guests, a large family shower room with LED mirror, low level W.C and a chrome towel radiator, a large double bedroom with walk in wardrobe space and a very large bedroom with storage cupboard for the clock tower which has an adjustable chime function and en-suite white bathroom with roll top bath and low level W.C. This beautiful property is truly unique and benefits from ornate wooden single glazed windows, gas central heating system, modern décor and fitted carpets. This property is available to let mid May 2026 and is offered as a long let and a minimum annual income of £42,000 per household is required to be eligible with Internal viewings an absolute must to appreciate the size and location. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

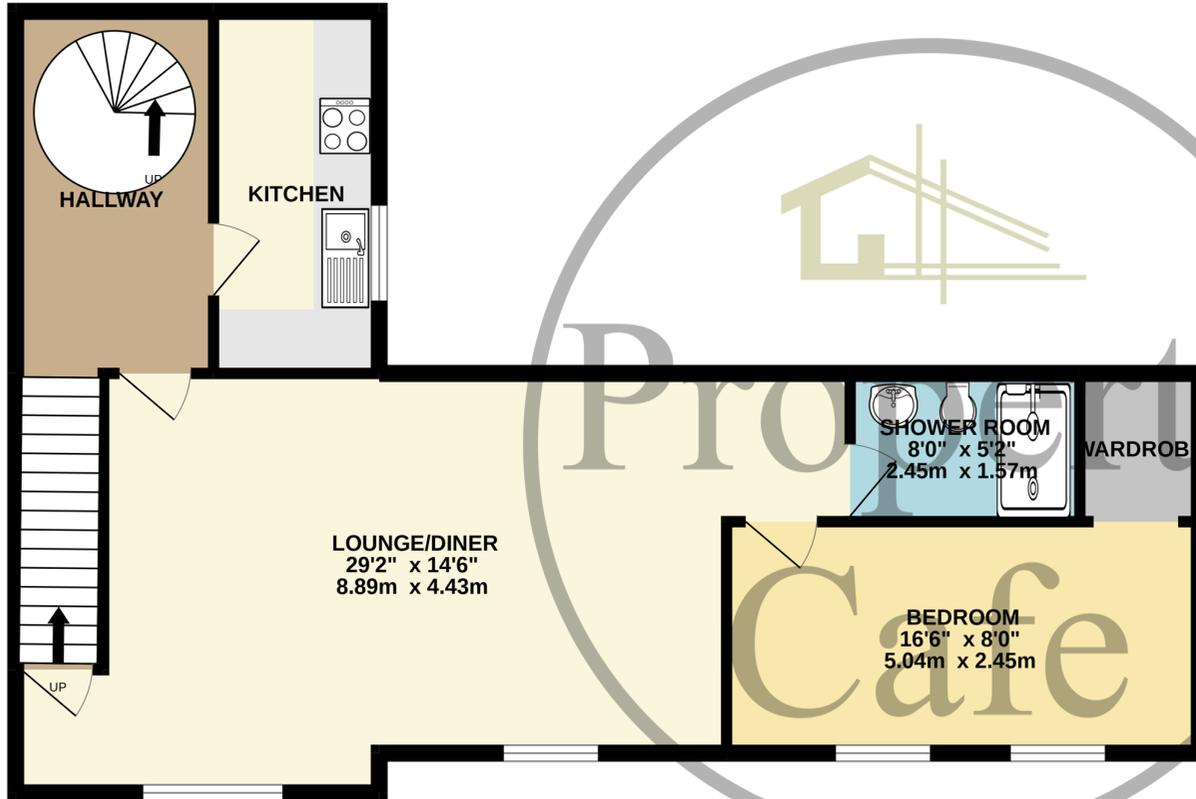
1x Weeks holding deposit = £323.07

5x Weeks security deposit = £1615.38

Minimum income required = £42,000



1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



2ND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** On Street.  
**Heating Sources:** Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (76)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



Here at Property Cafe Limited we believe in full transparency. With the introduction of the Material Information Act, under the guidance of the 'National Trading Standards Estate and Lettings Agency Team' (NTSEALAT), 'Estate Agents Act 1979' and the 'Property Misdescription Act 1991', Every care has been taken to be as transparent and forthcoming with information described by the Act's in relation to the property and it's particulars.

Successful candidates will be required to provide a holding deposit payment of one calendar week, inline with the 'Tenant Fees Act 2019', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must pay a security deposit value of upto five calendar weeks, to be registered in conjunction with the Tenancy Deposit Protection Schemes (TDP) consisting of; Deposit Protection Service, Mydeposits and Tenancy Deposit Service which are refundable upon successfully vacating the property subject to term and conditions set out in their leasing agreement. All information was provided in good faith by third parties and is therefore subject to change.

- Two large double bedrooms.
  - Modern fitted kitchen with integrated appliances.
  - Modern fitted shower room with W.C.
  - En-suite bathroom with roll top bath.
  - Spacious lounge/diner overlooking Manor Gardens.
- Modern decor and colour scheme.
  - Spacious hallway with spiral staircase.
    - In the heart of Bexhill old town.
  - Ornate wooden windows and double glazing.
    - Available mid May 2026.