



10 Sunny Rise, Battle, East Sussex, TN33 0GF  
£1,550 pcm









Property Cafe are delighted to offer to the lettings market this spacious family home situated in the Historic town of Battle, just a short distance to Claverham School, Battle Great Woods and the towns fantastic array of local independent shops, bars and restaurants. Internally the spacious accommodation is arranged over three floors and comprises, Entrance hallway with spacious understairs storage, a modern fitted kitchen with integrated oven/hob, a good size utility/washroom and separate cloakroom toilet, a good size lounge/diner with access onto the low maintenance rear courtyard patio. Stairs rising to the first floor landing offer access onto two double bedrooms one with fitted wardrobes and en-suite shower room, a family bathroom and landing storage cupboard.

Stairs rising to the second floor offer access onto a family shower room and two double bedrooms. In addition to this spacious home, the property also benefits from gas fired central heating, double glazing, neutral decor throughout and neutral colour carpets. The property is available now on a long let and a minimum annual income of £46,500 per household is required to be eligible with viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

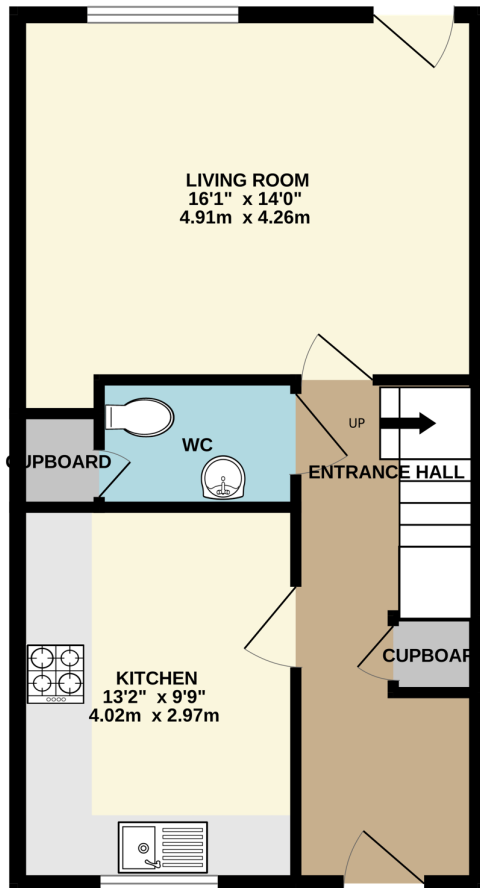
1x Week holding deposit = £357.69

5x Security deposit = £1,788.46

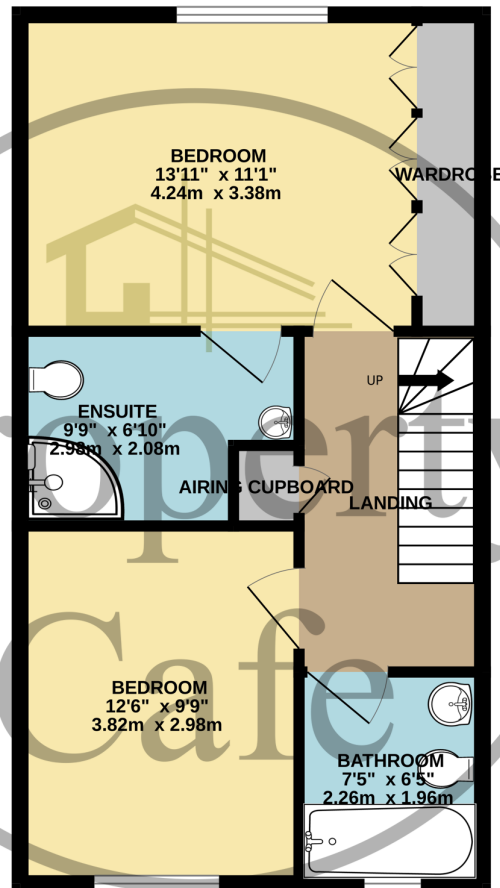
Minimum income required = £46,500 P.A



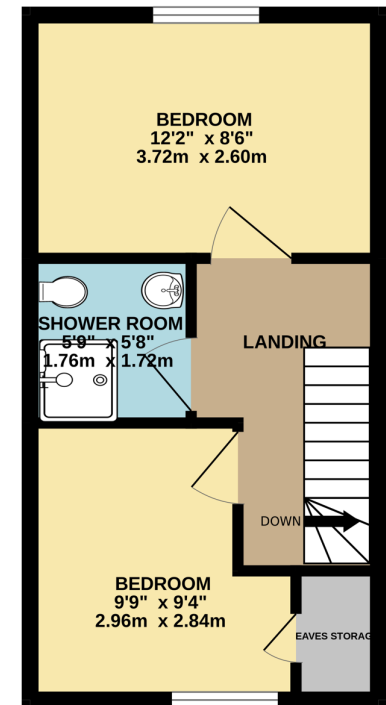
GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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:** 4  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2439  
**Parking Types:** Allocated.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (78)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(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		
		EU Directive 2002/91/EC







Here at Property Cafe Limited we believe in full transparency and 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', and will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants will be required to 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 has been given in good faith and provided by third parties and therefore may be subject to changes.

- Four bedroom terraced house to let.
  - Claverham catchment area.
  - Two family bathrooms.
  - Private parking to the rear.
- Gas central heating & double glazing.
- Modern fitted kitchen with oven and hob.
  - Master bedroom with en-suite
  - Low maintenance courtyard.
  - Utility room and separate toilet.
  - Available now on a long let.