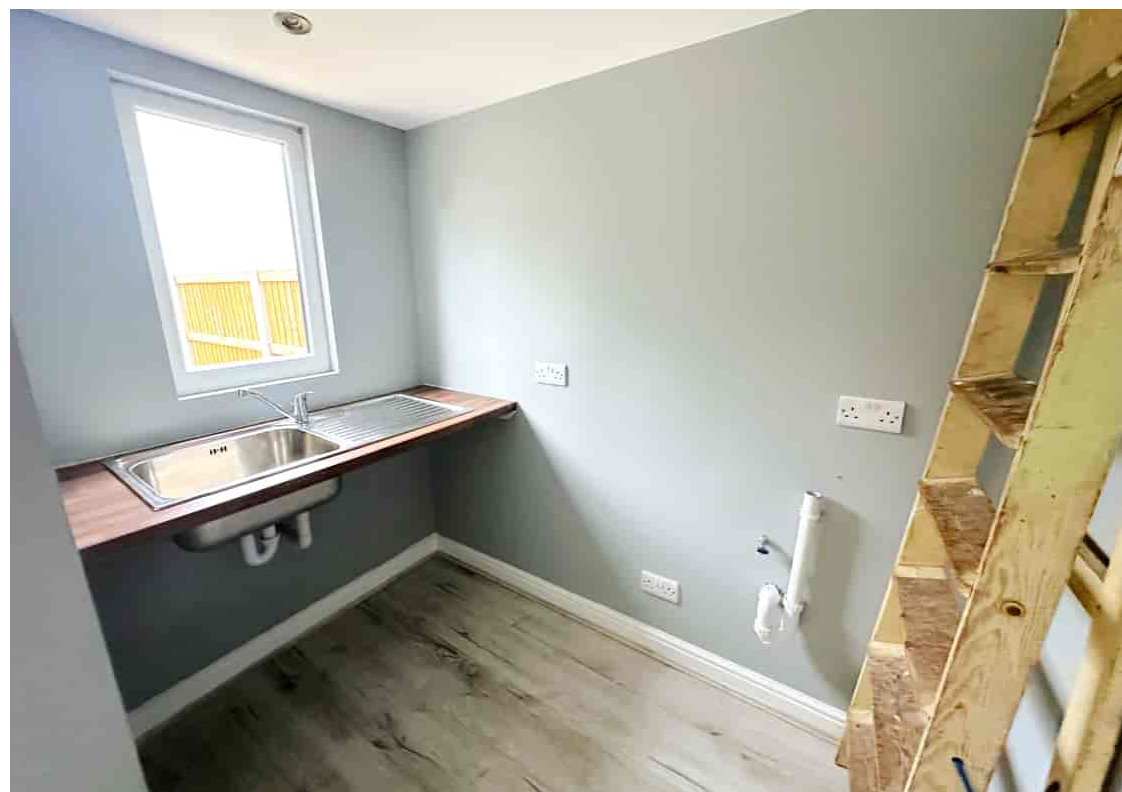
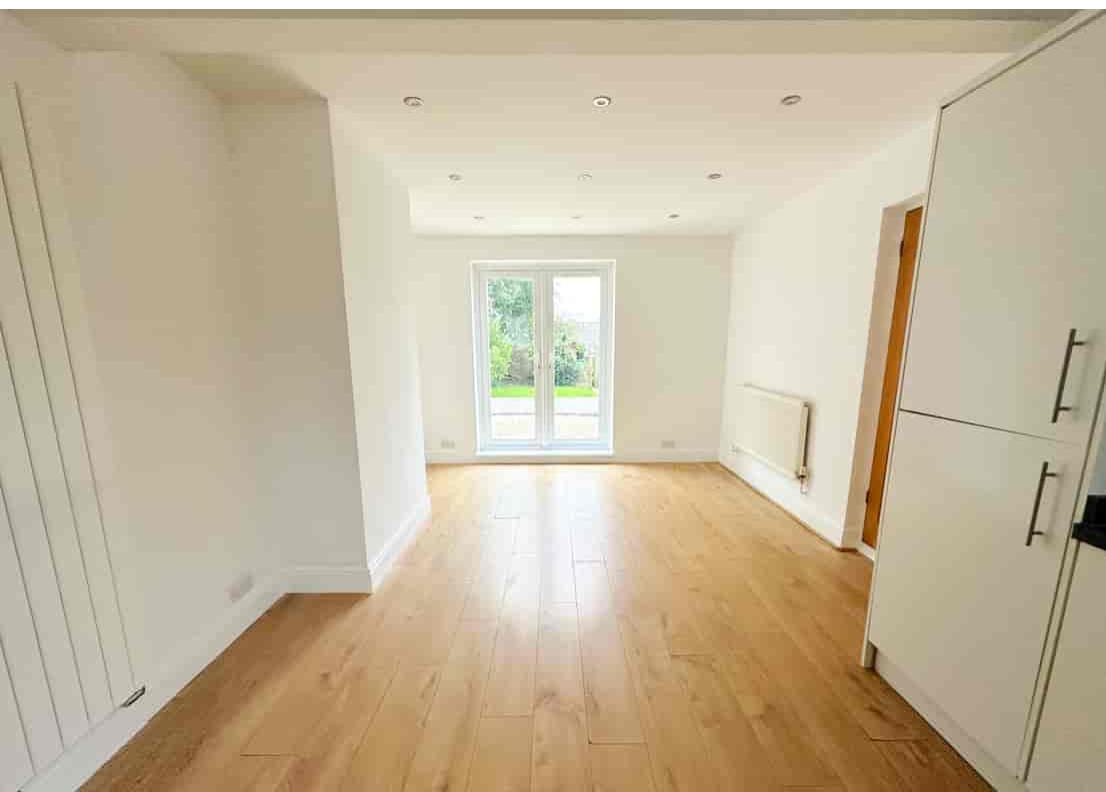




10 Calgary Road, Bexhill-on-Sea, East Sussex, TN39 4BH
£1,400 pcm





Property Café are delighted to present this spacious semi detached family home to the lettings market, situated in a popular residential location, just a short distance to Sidley high street and recreational grounds and easy access onto A259 and Link road. Internally the property comprises; Spacious entrance hallway with understairs storage cupboard offering access onto a modern lounge with feature fireplace and an open plan kitchen/dining room benefitting from integrated oven/hob, fridge/freezer, dishwasher with ample space for dining and patio doors onto the rear garden with patio and lawn, to the side there is access onto a downstairs W.C and utility room and stairs rising to the spacious first floor landing offers access onto a modern four piece bathroom suite with shower, bath, low level W.C, hand wash basin, two large double bedrooms and a large single bedroom. Additionally the property has been finished in modern tones throughout with laminate flooring and neutral colour carpet and further benefits from full double glazing, gas fired central heating, a mature front garden with off road parking for one car. This family home is available now on a long let, children and pets are welcome and a minimum annual income of £42,000 per household is required to be eligible. Early internal viewings are highly recommended and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

1x Weeks holding deposit = £323.07

5x Weeks security deposit = £1,615.38

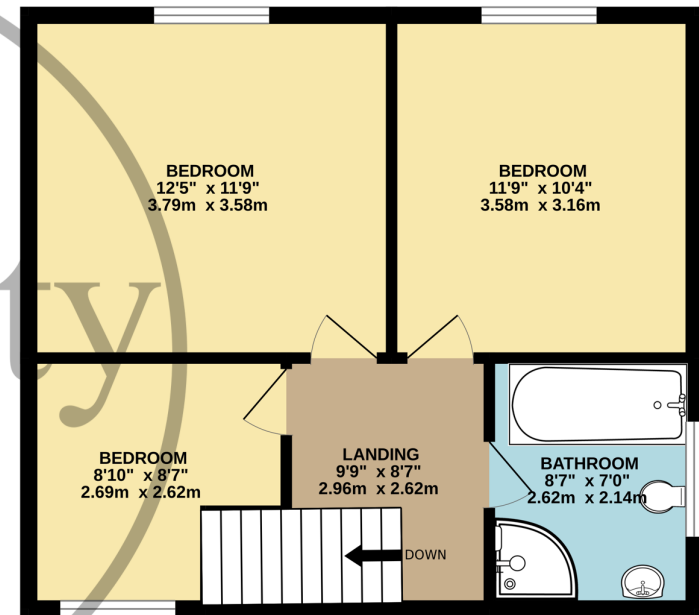
Minimum income required = £42,000



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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: 3
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1992
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (61)
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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
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.

- Semi detached family home to let.
- Popular residential Sidley location.
 - Three good size bedrooms.
- Double glazing and gas central heating.
 - Off road parking space.

- Modern integrated kitchen/dining room.
 - Modern four piece bathroom.
- Utility room and downstairs W.C.
 - Spacious living room.
- Available now on a long let.