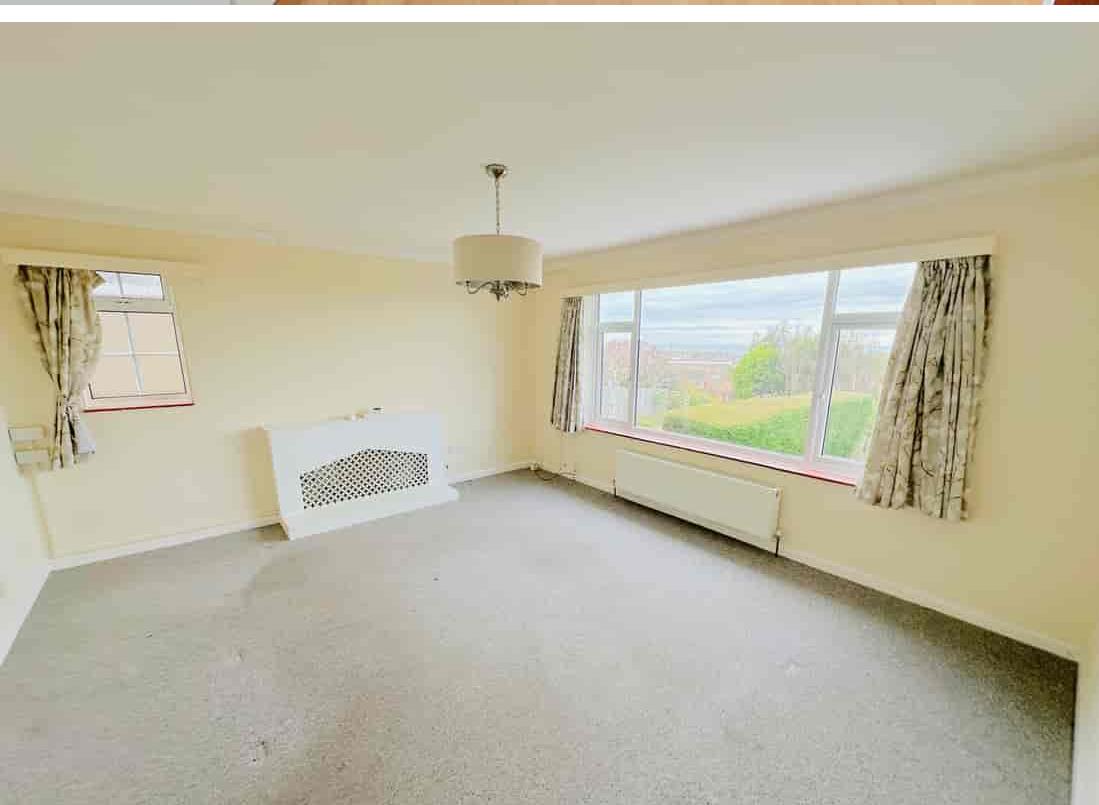




8 Larkhill, Bexhill-on-Sea, East Sussex, TN40 1QZ  
£1,600 pcm



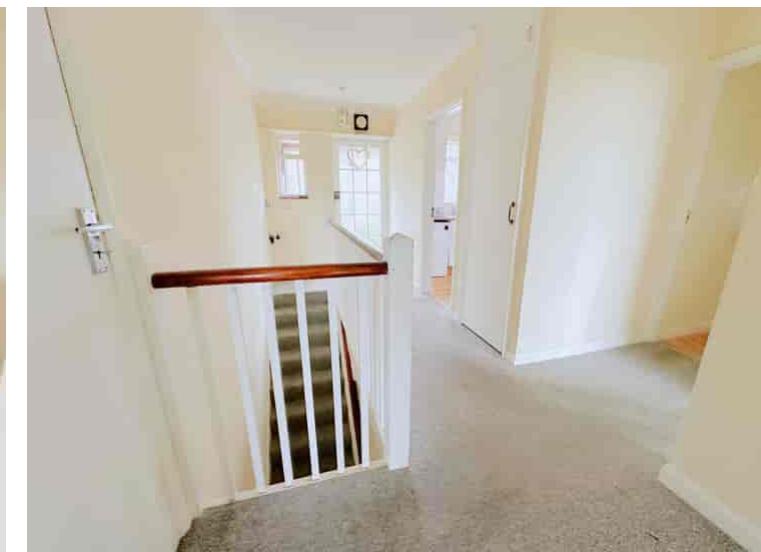


Property Cafe are delighted to offer this end of terrace family home, situated in a sought after location on the outskirts of Bexhill town centre, just a short distance to the mainline railway station and the towns array of bars/restaurants and local amenities. Internally this spacious family home has been arranged over 2 floors and in brief comprises; Porch leading onto the spacious entrance hallway, offering access onto a good size modern kitchen with space for freestanding appliances, a spacious dual aspect South facing lounge with stunning views over Bexhill towards the coast, a large double bedroom with further coastal views, a cloakroom toilet and stairs leading down onto the garden level accommodation comprising; Three bedrooms, a family bathroom and a conservatory. Additionally the property further benefits from a manicured rear garden with potting shed, off road parking and a single garage and the property is available now on a long let. A minimum annual income of £48,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office.

1x Holding deposit = £369.23

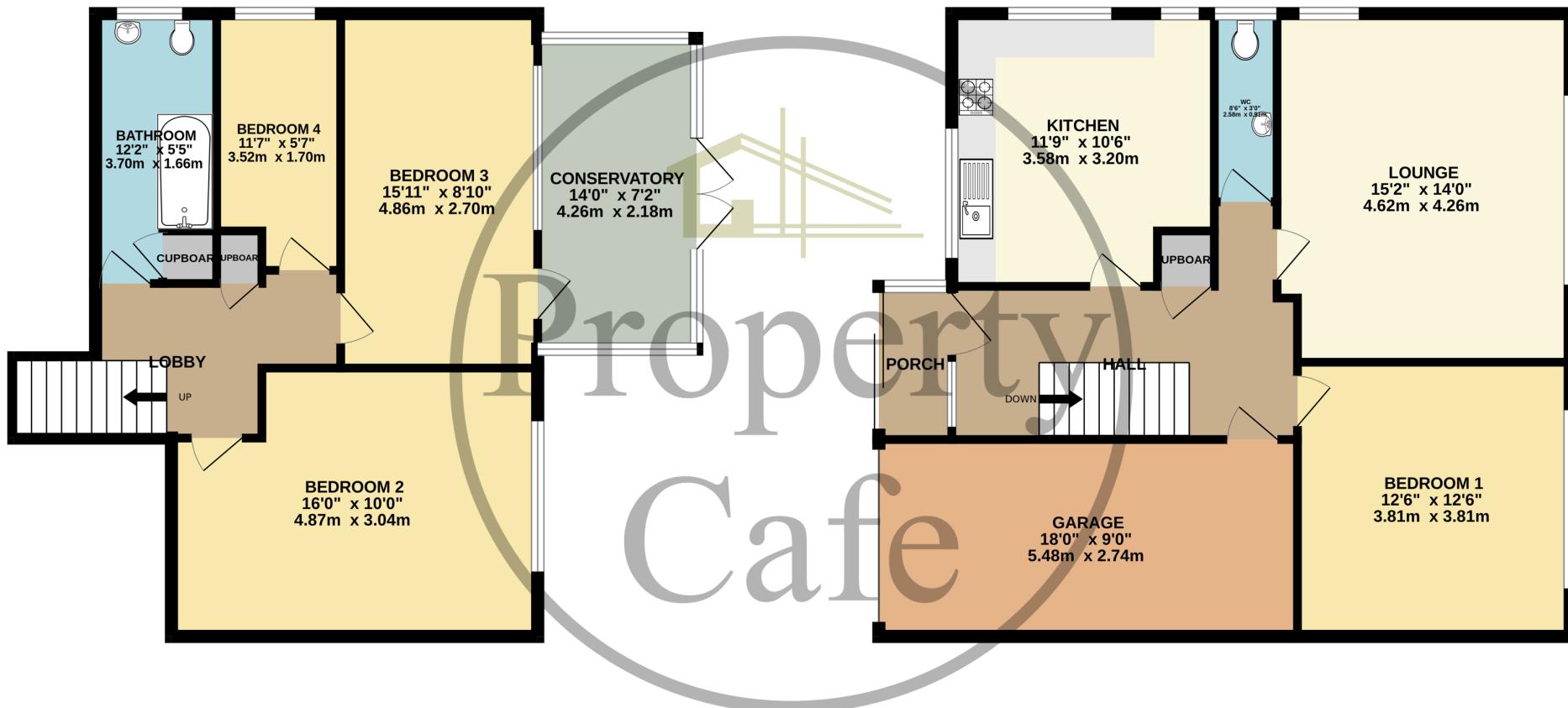
5x Weeks Security deposit = £1,846.15

Minimum income required = £48,000



LOWER GARDEN LEVEL  
640 sq.ft. (59.4 sq.m.) approx.

HALL ENTRANCE FLOOR  
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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 C

**Council Tax:** Rate 2277

**Parking Types:** Driveway.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

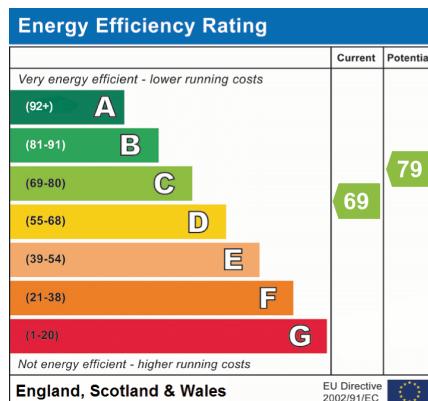
**EPC Rating:** C (69)

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.





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 good size bedrooms.
- Single garage and off road parking.
- Double glazing and gas central heating
- Sought after town centre location.
- South Facing Rear Garden
- Modern fitted kitchen.
- Modern bathroom and separate toilet room.
- Spacious Lounge Overlooking Bexhill
- South facing conservatory
- Available now on a long let.