



4 Lionel Road, Bexhill-on-Sea, East Sussex, TN40 1NS  
£1,450 pcm









Property Cafe are delighted to offer to this beautifully presented end of terrace town house to the lettings market situated in a sought after residential location just a short distance to Bexhill's stunning seafront promenade and Galley Hill. Internally this property offers bright and spacious accommodation and in brief comprises; Spacious driveway with integral garage, and entrance hallway leading with downstairs W.C, understairs storage and a modern fitted kitchen with oven/hob, Ample space for dining and double doors leading onto the low maintenance rear garden finished in pea shingle. Stairs rising to the first floor landing offers access onto the spacious South facing lounge with large balcony and sea views, a good size double bedroom with fitted wardrobes, and stairs rising to the second floor landing offers access onto two double bedrooms with fitted wardrobes, a master bedroom ensuite shower room with and a modern family bathroom. The property has been finished in neutral tones throughout whilst additionally offering full double glazing throughout and gas fired central heating and is offer on a long let from late October 2025. Children and pets are welcome in this family home and a minimum annual income of £43,500 per household is required to be eligible, with early internal viewings are highly recommend. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

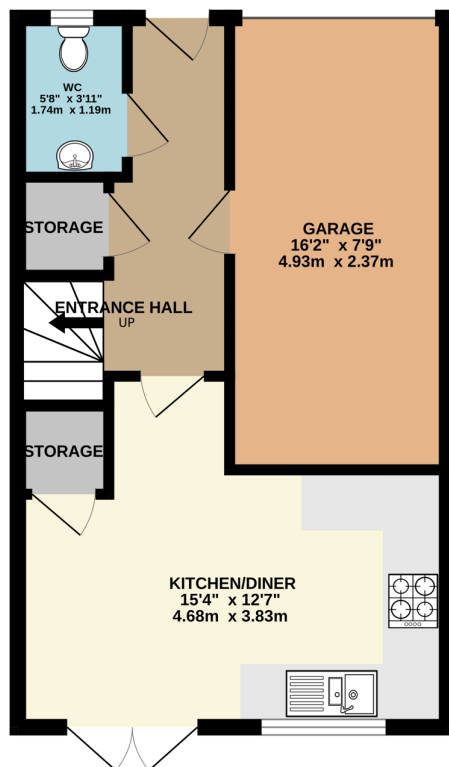
1x Week holding deposit = £334.61

5x Weeks security deposit = £1,673.07

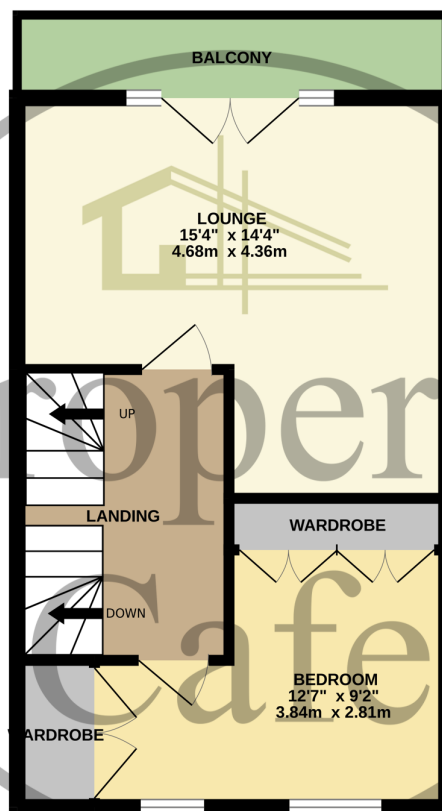
Minimum income required = £43,500



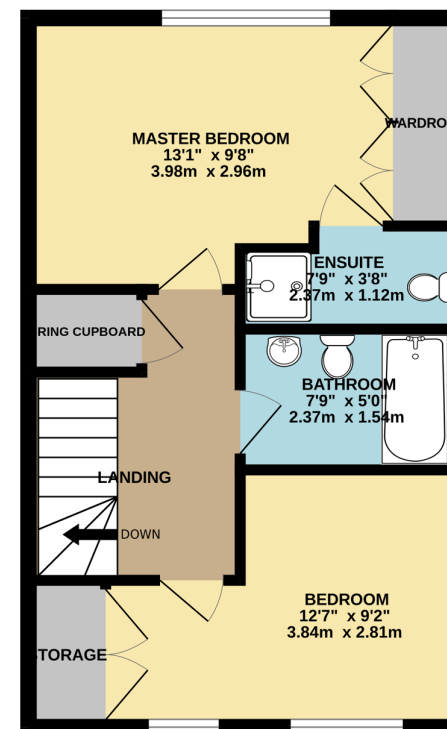
GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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:** 3  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2561  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (68)  
**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>                              |         |           |
| (81-91) <b>B</b>                            |         | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      |           |
| (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.

- South facing lounge with balcony and sea views.
  - Integral garage and off road parking.
    - Children and pets welcome.
  - Double glazing and gas central heating.
    - Three double bedrooms.
- End of terrace town house to let.
  - Modern kitchen/diner.
- Modern bathroom and separate W.C.
- Master bedroom en-suite shower room.
  - Available late October 2025.