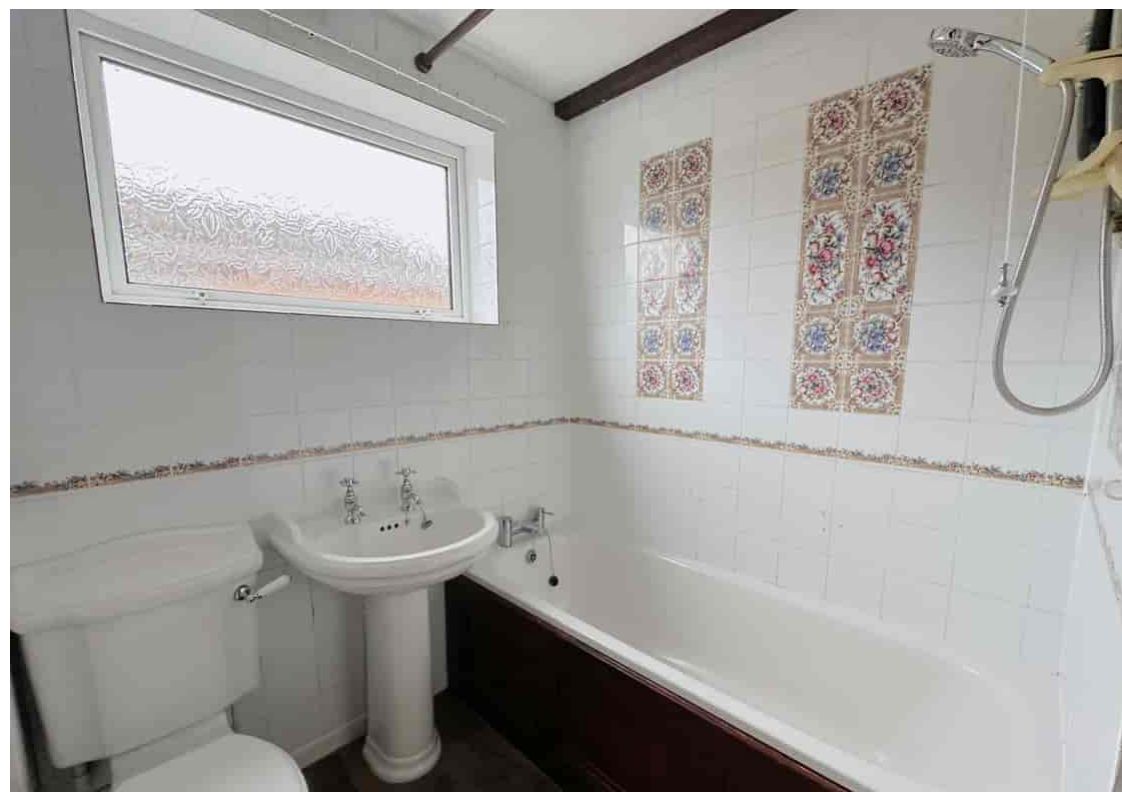




3 Watergate, Bexhill-on-Sea, East Sussex, TN39 5ED
£1,350 pcm





Property Cafe are delighted to offer to the lettings market this spacious semi detached house situated in a popular residential location just a short distance to Sidley village. Internally this good size family home comprises; Entrance lobby with downstairs toilet, leading into a good size dining offering access onto a bespoke fitted kitchen with integrated oven/hob, and a spacious lounge with rear porch into the well maintained rear garden, and a lobby with utility room and large integral garage. Stairs rising to the first floor landing offer a spacious airing cupboard, family bathroom, two good size double bedrooms and a spacious single bedroom. Additionally the property benefits from ample off road parking, lawned front and rear gardens, electric heating and double glazing whilst offering a character twist to this modern home which includes exposed wood beams, ornamental brickwork and log burner. This wonderful family home is available now with a minimum annual income of £40,500 per household and early internal viewings are 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 = £311.53

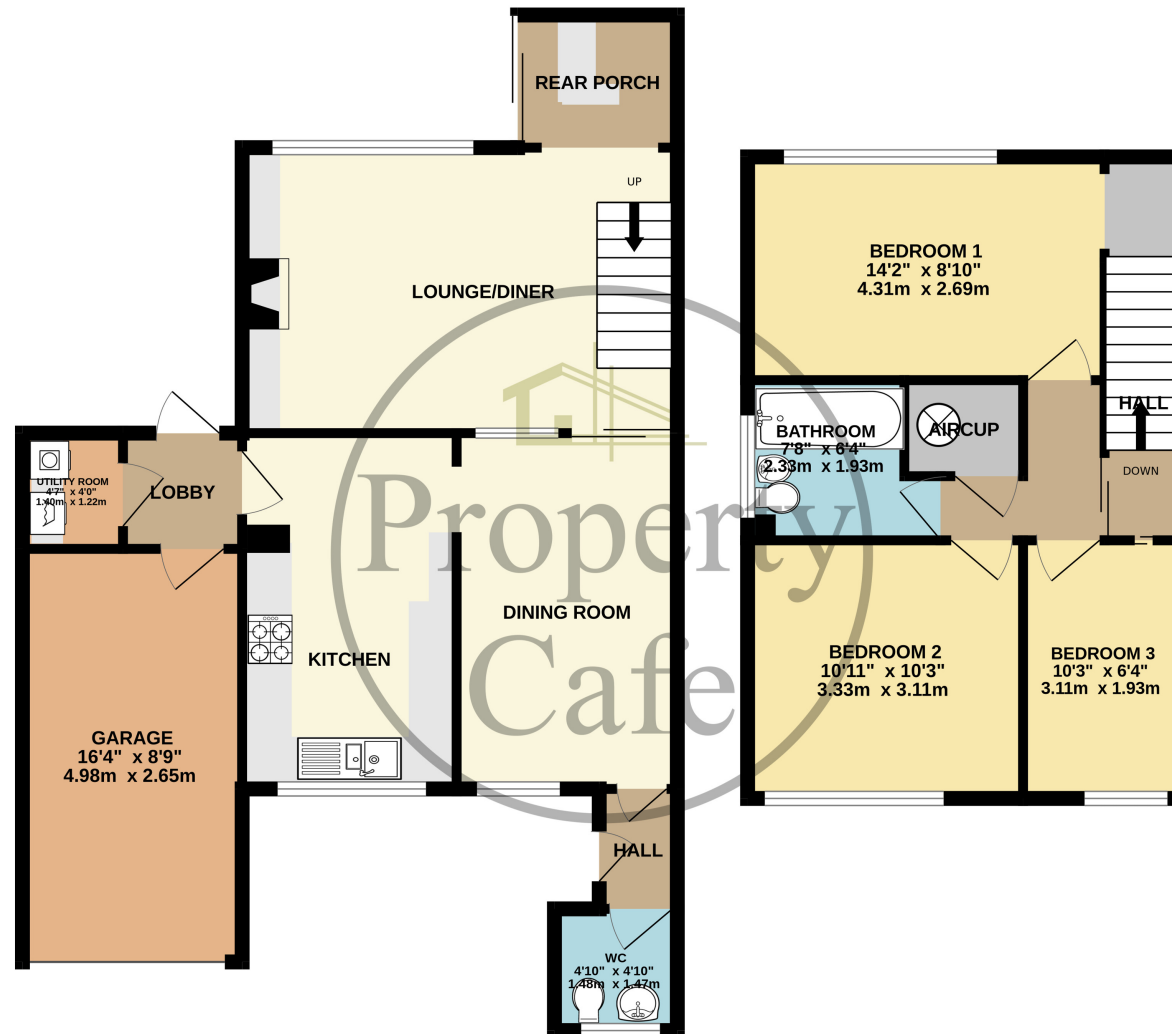
5x Weeks security deposit = £1,557.69

Minimum income required = £40,500



GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.3 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 C
Council Tax: Rate 2268.73
Parking Types: Driveway. Garage.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (58)
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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	58	
(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 house to let.
- Popular Sidley location.
- Single garage and off road parking.
- Double glazing and electric heating.
 - Separate utility room.

- Bespoke fitted kitchen.
- Family bathroom.
- Two double bedrooms and large single bedroom.
- Separate lounge and dining room.
- Lawned front and rear gardens.