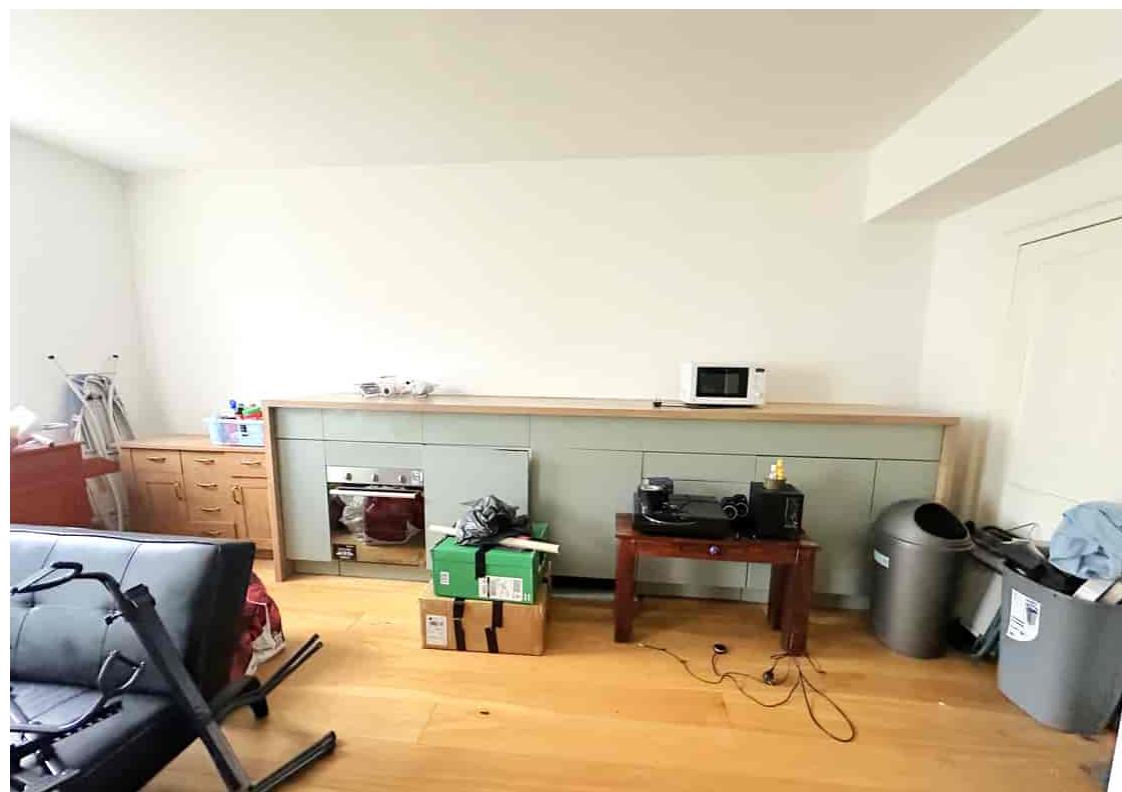
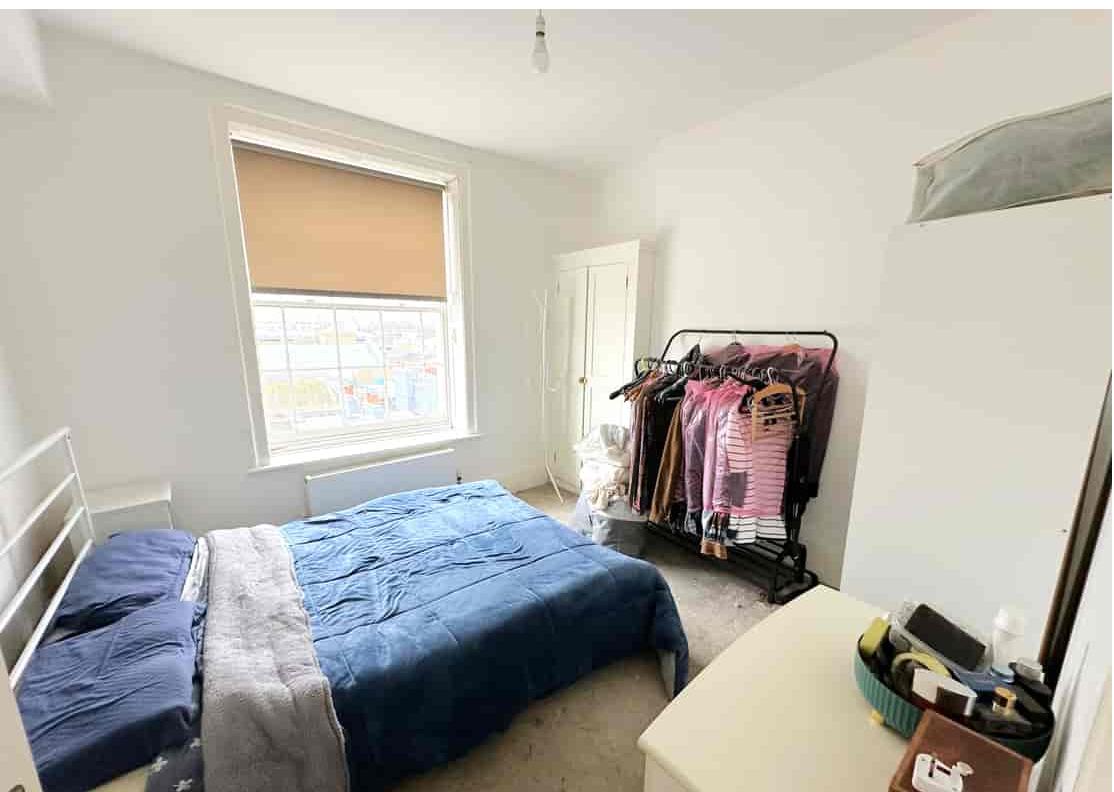




36c Wellington Square, Hastings, East Sussex, TN34 1PN  
£875 pcm





Property Cafe are delighted to offer this second floor flat to the lettings market, situated in the heart of Hastings town centre with its array of local shops, bars/restaurants and transport links. Internally the property offers a bright and airy accommodation and in brief comprises; Secure communal hallway with security entryphone system, and stairs rising to all floors, flat entrance hallway offering access onto a good size double bedroom, a modern fitted shower room and an open plan lounge and bespoke kitchen. Additionally the property further benefits from a neutral and modern colour scheme with hardwood flooring in the living area, soft carpet in the bedroom and tile in the bathroom suite whilst further benefiting from gas fired central heating, single glazed sash windows and is available early March 2026 on a long let. A minimum annual income of £26,250 per household is required to be eligible and early internal viewings are recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £201.92

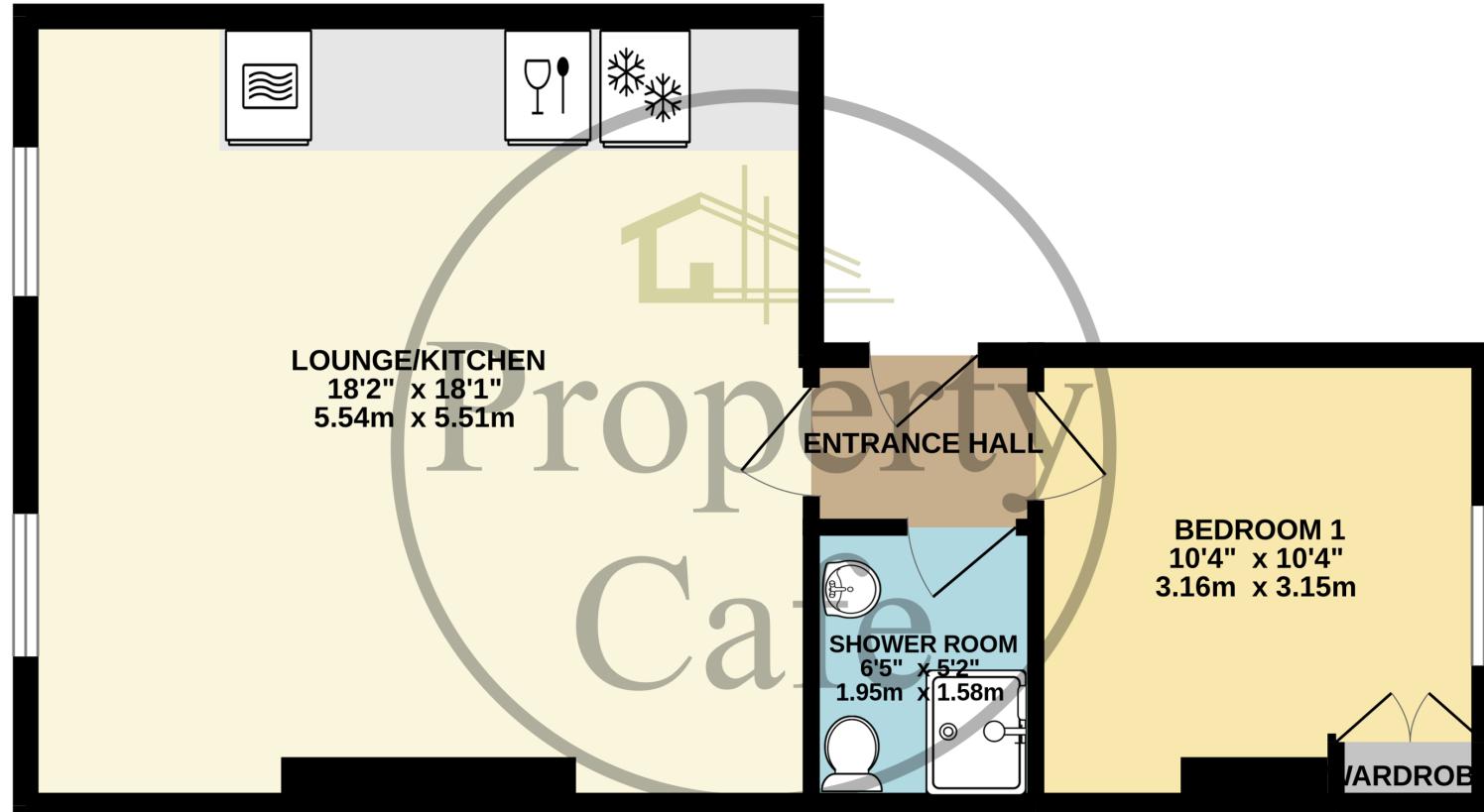
5x Weeks security deposit = £1,009.61

Minimum income required = £26,250



## GROUND FLOOR

481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 481 sq.ft. (44.7 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:** 1

**Receptions:** 1

**Council Tax:** Band A

**Council Tax:** Rate 1702.76

**Parking Types:** Permit.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

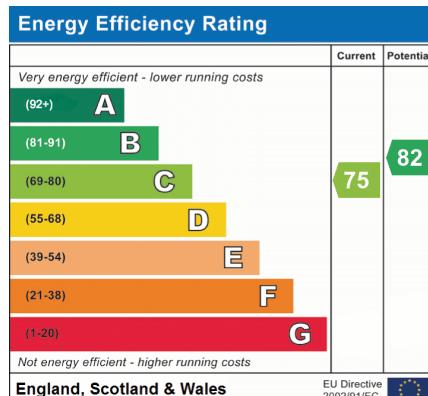
**EPC Rating:** C (75)

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** Not suitable for wheelchair users.



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.

- Second floor flat to let.
- Good size double bedroom.
- Gas central heating and single glazed windows.
  - Close to amenities and transport links.
  - Hastings town centre location.
- Open plan kitchen and living room.
- Modern fitted shower room.
- Modern decor and wood flooring.
- Security entryphone system.
- Available early March 2026.