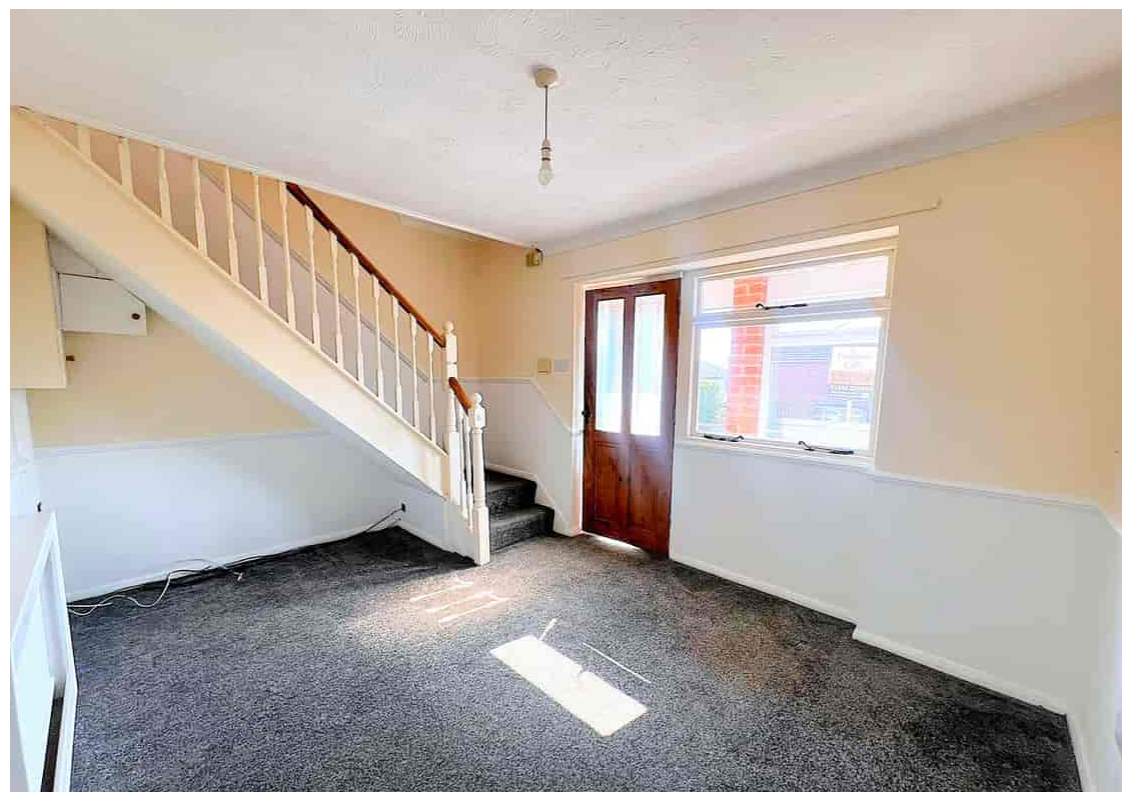




9 Keymer Close, St Leonards-on-Sea, East Sussex, TN38 0YZ
£1,150 pcm





Property Cafe are delighted to offer this mid terraced house to the lettings market. The property is ideally located in the A quiet Cul-de-sac in the sought after West St Leonards ward close to schools, the mainline railway station and local amenities whilst benefiting from excellent transport links close by. The property comprises; Entrance porch, a cosy lounge with stairs to the first floor, a modern fitted kitchen with dining area and a sliding door to the conservatory with a tiered rear garden. On the first floor are two bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating, Pleasant sea views from the master bedroom, an allocated parking space and neutral decor. The property is available to let in early November 2025 and internal viewings are highly recommended. A minimum annual income of £34,500 per household is required to be eligible for this property. To arrange your internal viewing or for further information, please contact our Bexhill office on 01424 224488 Option 2.

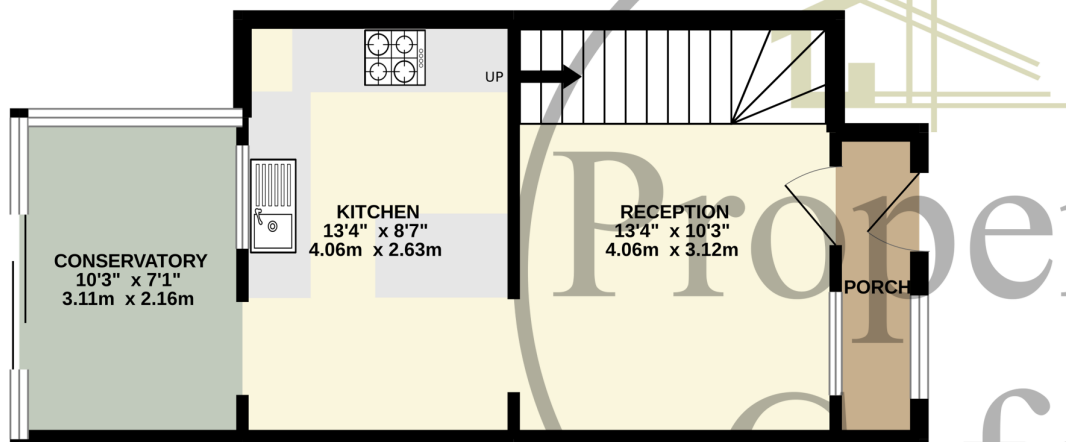
1x Week holding deposit = £265.84

5x Week security deposit = £1,326.92

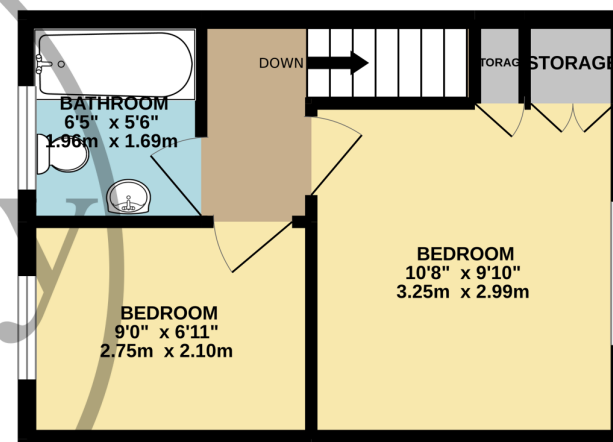
Minimum income required = £34,500



GROUND FLOOR
349 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1987
Parking Types: Allocated.
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: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(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.

- Two Bedrooms
- Front and Rear Gardens
- Double Glazing and Gas Central Heating
 - Conservatory
- Allocated Parking Space

- Mid Terraced House
- Modern Fitted Kitchen
 - Dining Area
 - Pleasant sea views.
- Available early November 2025