



4 Sewell Avenue, Bexhill-on-Sea, East Sussex, TN40 2BH  
£1,350 pcm







Property Cafe are delighted to offer to the lettings market this semi detached house, situated in a sought after Chantry location, just a short distance to the Chantry primary school, local amenities and public transport. Internally this spacious property comprises; A covered porch leading into the entrance hallway offering access into the spacious lounge with log burner and understairs storage cupboard, a good size kitchen/diner with storage cupboard and utility cupboard, side porch with access into the single garage and rear door onto the tiered garden large veranda style patio with gazebo, and stairs down onto the lower section of garden. Stairs rising to the first floor landing offer access onto two good size double bedrooms, one fitted with spacious wardrobe and a modern bathroom suite with shower over bath. Additionally the property offers bright and airy accommodation and has been recently redecorated in neutral tones with dark grey carpet, double glazing and gas fired central heating, single garage and off road parking. This wonderful home is available now on a long let with a minimum annual income of £40,500 per household required to be eligible, with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

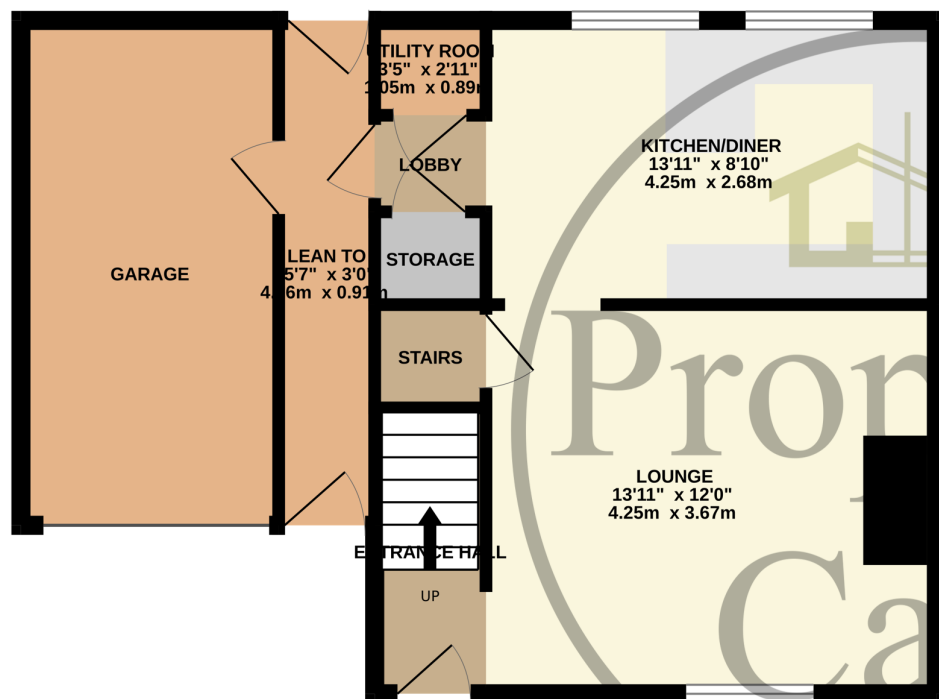
1x Weeks holding deposit = £311.53

5x Weeks security deposit = £1,557.69

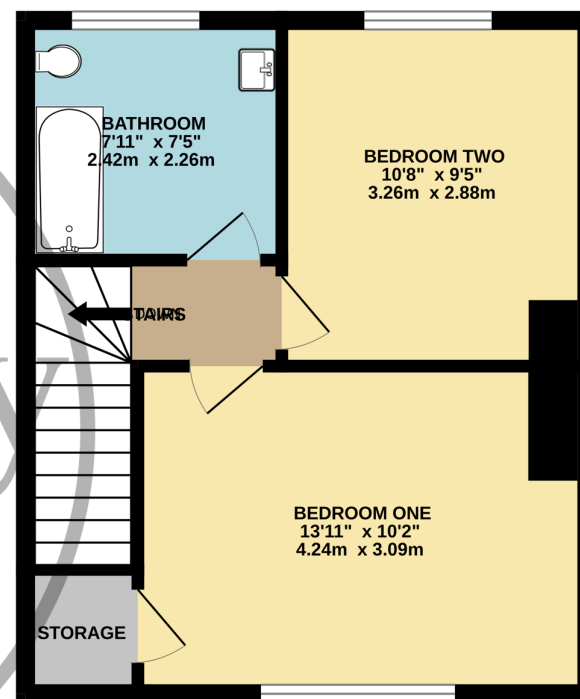
Minimum income required = £40,500



GROUND FLOOR



1ST FLOOR



SEWELL AVENUE

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 1992  
**Parking Types:** Garage. Off Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**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>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 64                      |           |
| (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.

- Semi detached house to let.
    - Two double bedrooms.
  - Sought after Chantry location.
  - Single garage and off road parking.
  - Close to schools, amenities and public transport.
- Spacious lounge with log burner.
    - Modern fitted kitchen/diner.
      - Modern bathroom.
  - Tiered garden with patio and gazebo.
    - Available now.