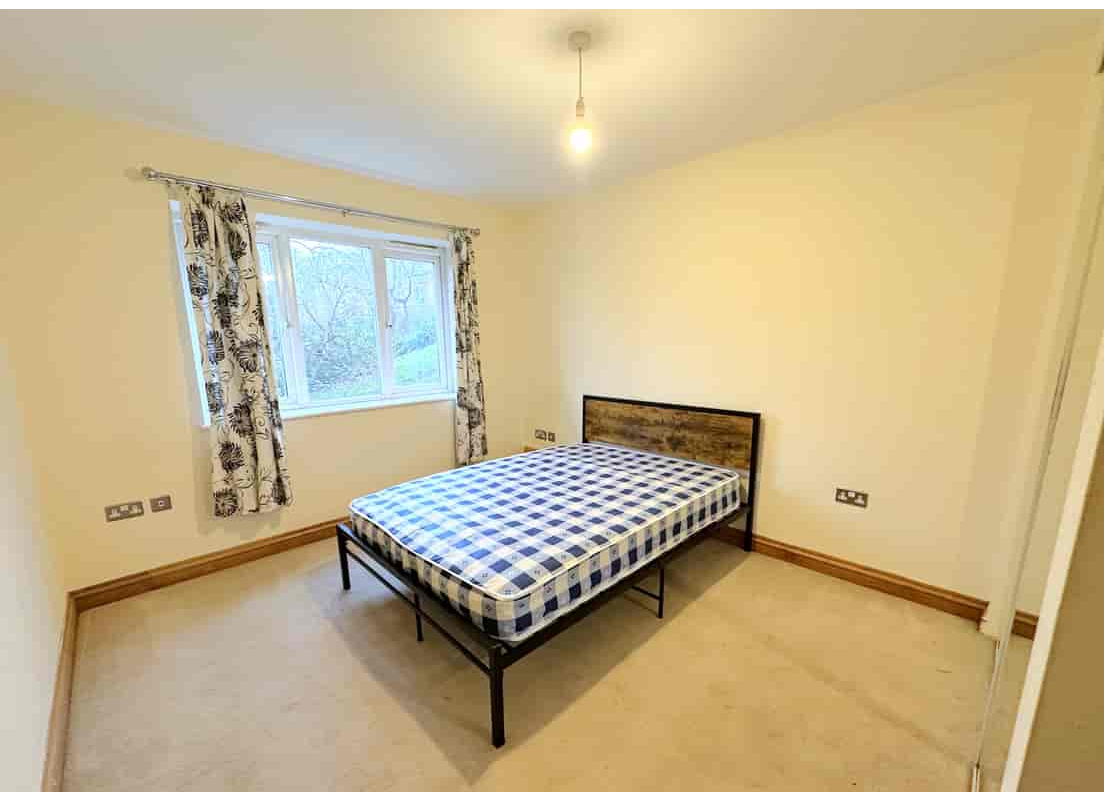




Flat 9 Gillsmans Hill, St Leonards-on-Sea, East Sussex, TN38 0SP  
£1,000 pcm







Property Café are delighted to offer to let this well presented lower ground floor apartment which is set in a private gated community, nestled into woodlands just a short distance from local amenities and excellent transport links. Internally the property comprises a spacious lounge with private balcony, a large modern kitchen with integrated oven and hob, fridge freezer, dish washer and ample space for a small dining table, two excellent size double bedrooms and a modern fitted bathroom with white suite, shower over the bath and low level W.C. Additionally this well proportioned flat benefits from; Double glazing throughout, gas fired central heating with underfloor heating, solid oak floors in the hallway and lounge, an allocated parking space for one car, a security entry phone system and neutral decor throughout. The fantastic property is being offered unfurnished and is available now on a long let. A minimum annual income of £30,000 per household is required to be eligible, with internal viewings highly recommended. For additional details or to arrange your internal viewing, please contact our office on 01424 224488 Option 2.

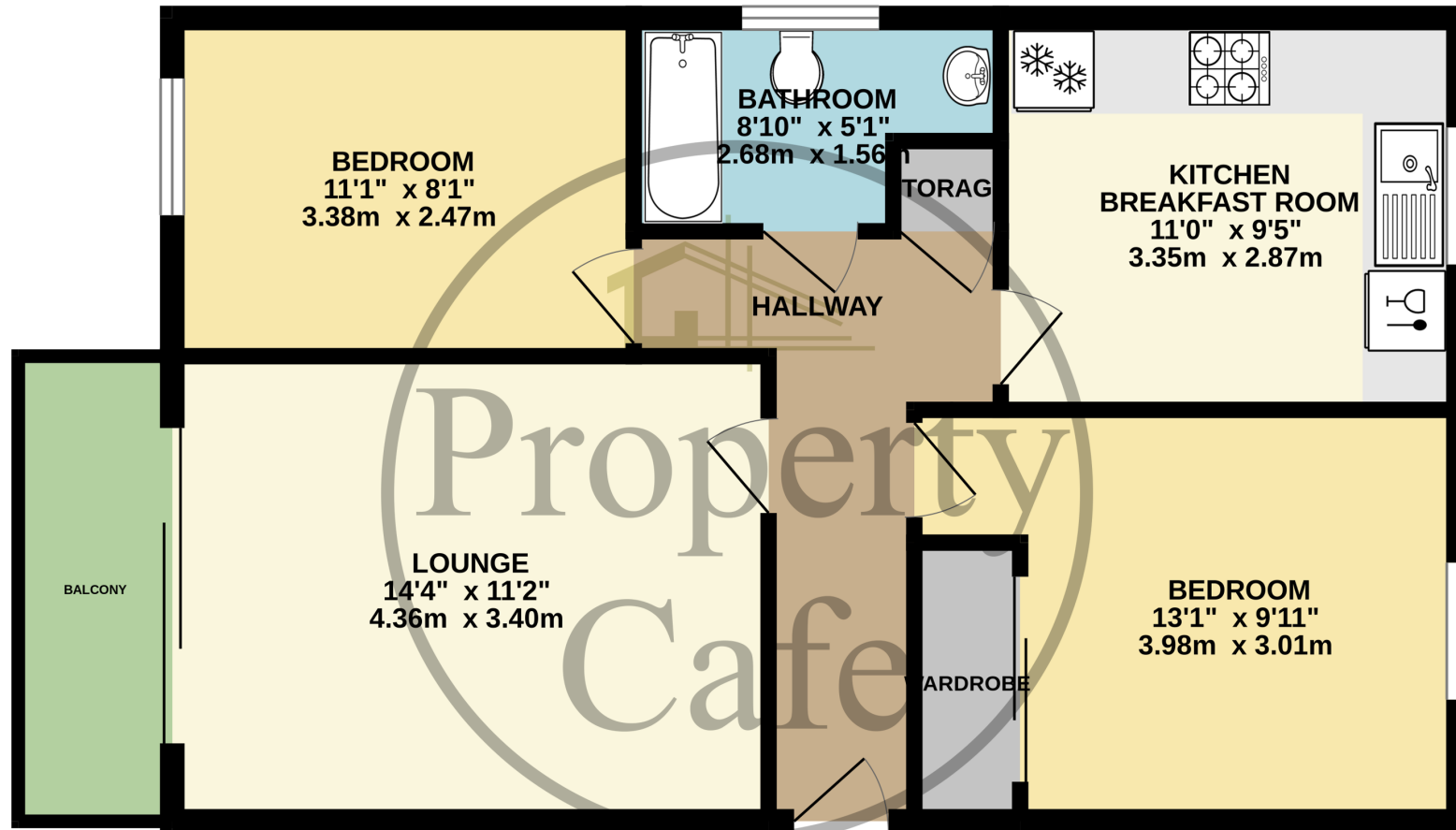
1x Week holding deposit = £230.76

5x Weeks security deposit = £1,153.84

Minimum income required = £30,000



**GROUND FLOOR**  
**595 sq.ft. (55.3 sq.m.) approx.**



**TOTAL FLOOR AREA : 595 sq.ft. (55.3 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:** 2  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2167  
**Parking Types:** Allocated.  
**Heating Sources:** Double Glazing. Underfloor Heating.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (76)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living. 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>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(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.

- Purpose built apartment to let.
  - Modern fitted integrated kitchen.
    - Two double bedrooms.
    - Allocated parking space.
    - Modern fitted bathroom.
- Double glazing and underfloor heating.
  - Private balcony and spacious lounge.
    - Private gated development.
    - Lower ground floor flat to let.
      - Available now.