



Flat 1, 22-26 Western Road, Bexhill-on-Sea, East Sussex, TN40 1DX
£1,000 pcm





Property Cafe are delighted to offer to the lettings market this well presented and newly refurbished first floor flat, situated in the Heart of Bexhill town centre with it's array of local amenities, mainline railway station and beautiful seafront promenade. Internally the property offers bright and airy accommodation throughout in brief comprising; Entrance hallway offering access onto a spacious South facing lounge with large bay window and feature fireplace, a newly fitted modern bathroom with separate toilet room, a spacious master bedroom with large bay window, a second double bedroom and a modern fitted kitchen with integrated oven/hob and space for freestanding appliances. Additionally the property benefits from secure gated entrance, and communal terrace space, full double glazing, gas fired central heating and a modern colour scheme with newly fitted flooring throughout. The property is available mid April 2026 on a long let and a minimum annual income of £30,000 per household is required to be eligible 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.

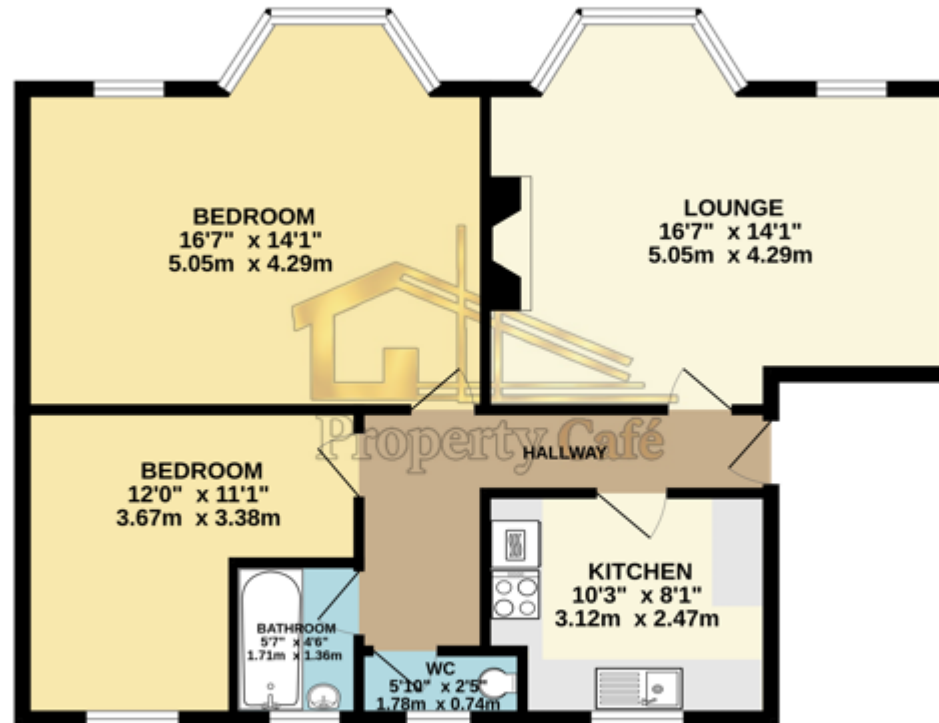
1x Week holding deposit = £230.76

5x Week security deposit = £1,153.84

Minimum income required = £30,000



FIRST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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 A
Council Tax: Rate 1708
Parking Types: None.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- First floor flat to let.
- Two double bedrooms.
- Communal terrace space
- Recently refurbished throughout.
- South facing lounge with bay window

- Available mid April.
- In the heart of Bexhill town centre.
- Gas central heating and double glazing
- Modern fitted kitchen with oven and hob.
- Newly fitted modern bathroom with separate toilet