



50 Gwyneth Grove, Bexhill-on-Sea, East Sussex, TN40 2RQ
£1,325 pcm



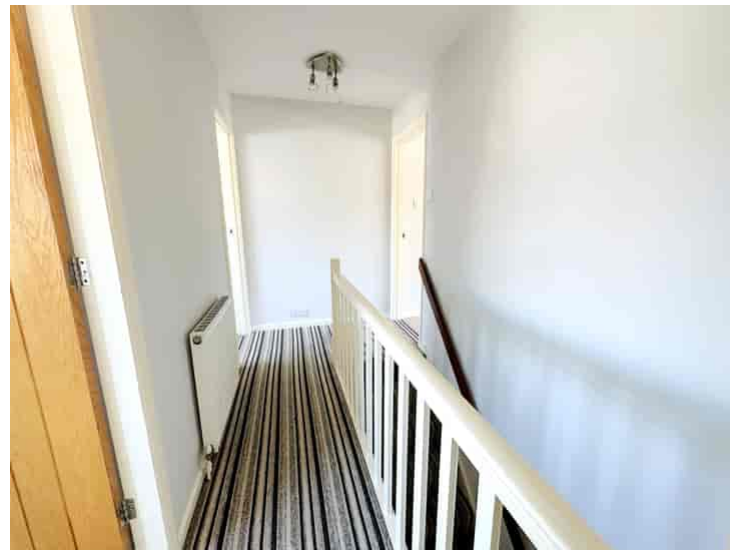


The Property Café are delighted to offer to let this beautifully presented semi-detached house, situated in the sought after residential Pebsham location, just a short distance to the local convenience shops, bus routes and Combe Valley country park. The property offers bright and spacious accommodation and in brief comprises; Driveway for one car with integral garage and a low maintenance front garden, with rain canopy into the entrance hallway offering access onto a spacious South facing lounge with patio doors onto the low maintenance rear garden, a modern fitted kitchen with integrated oven/hob and ample space for free standing appliances. Stairs rising to the first floor landing offers access onto two good size double bedrooms, a large single bedroom and a modern fitted bathroom with shower over bath, wash basin and low level W.C. Additionally the property offers full double glazing and gas fired central heating, a modern colour scheme with floor covering and is available now on a long let. A minimum annual income of £39,750 per household required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

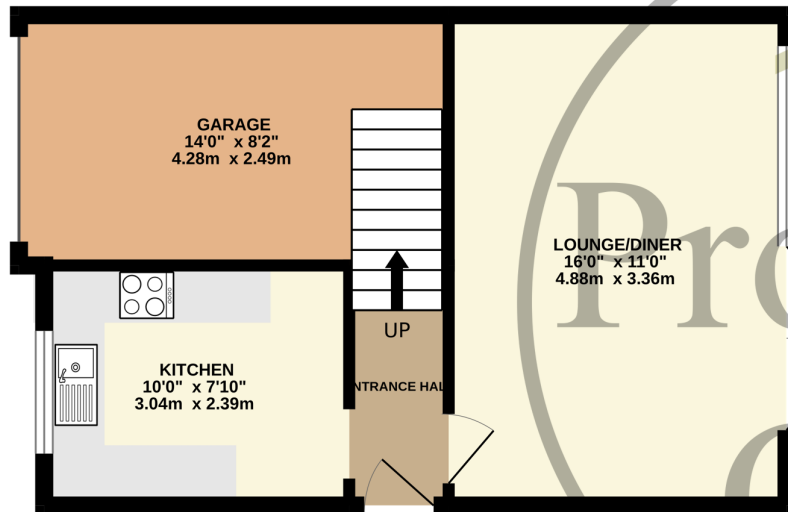
1x Weeks holding deposit = £305.76

5x Weeks security deposit = £1,528.84

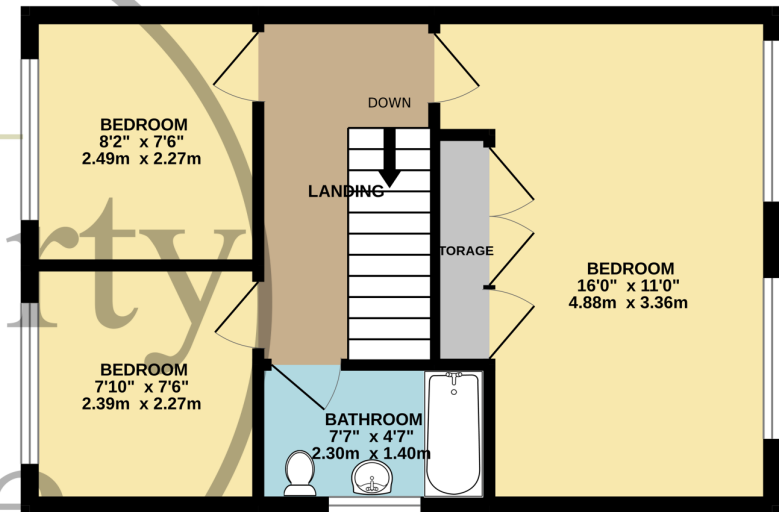
Minimum income required = £39,750



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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: 3
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Receptions: 1
Council Tax: Band B
Council Tax: Rate 1992
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	87
A		
(81-91)		
B		
(69-80)		
C		
(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.

- Three bedrooms.
- Garage and driveway.
- Semi detached house
- Double glazing and gas central heating
- Modern fitted kitchen.

- Modern fitted bathroom.
- Low maintenance gardens
 - Spacious lounge/diner
- Sought after Pebsham location
 - Available now