



32A Woodville Road, Bexhill-On-Sea, East Sussex, TN39 3EU  
£1,300 pcm









Property Cafe are delighted to offer to the lettings market this recently refurbished ground floor flat, situated in a sought after residential location on the outskirts of Bexhill town centre, just a short distance to Polegrove recreation grounds and Bexhill's stunning seafront promenade. Internally this spacious property offers a spacious entrance hallway offering access onto a large south facing lounge with feature fireplace and large bay window, two good size double bedrooms, a newly fitted family bathroom and a modern fitted kitchen/diner with patio doors leading onto a good size lawned rear garden with patio. Additionally the property further benefits from double glazing, gas central heating, neutral decor and is available early February 2026. A minimum annual income of £39,000 per household is required to be eligible and early internal viewings are highly recommended. For further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

1x Week holding deposit = £300.00

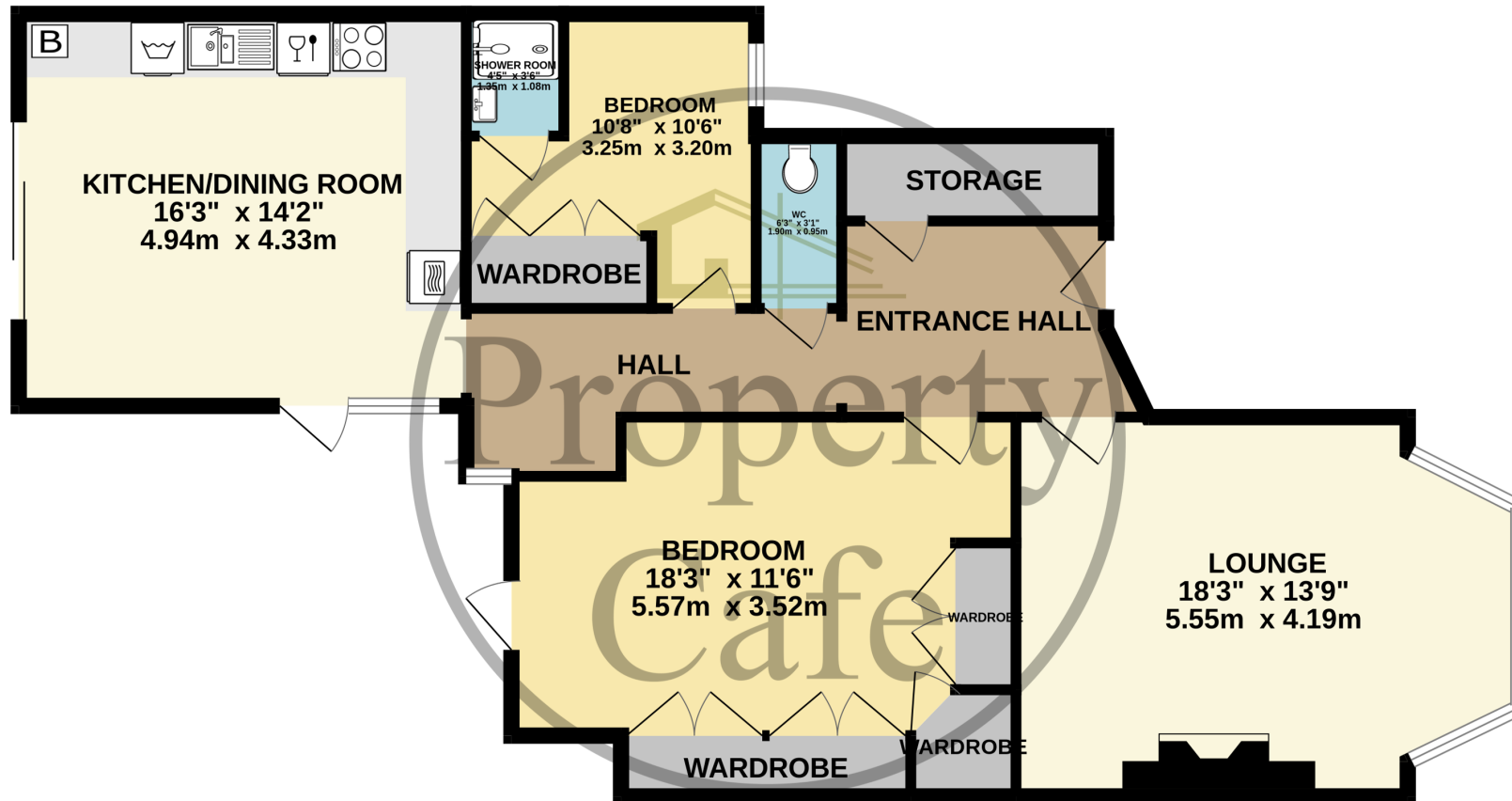
5x Weeks security deposit = £1,500.00

Minimum income required = £39,000



# GROUND FLOOR

987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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:** 2  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** On Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (62)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** None.

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>		75
(55-68) <b>D</b>	62	
(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.

- Recently refurbished ground floor flat
  - Sought-after residential location
  - Close to Polegrove Recreation Grounds
- Large south-facing lounge with feature fireplace and bay window
  - Two good-sized double bedrooms
- Newly fitted family bathroom
- Modern fitted kitchen/diner with patio doors
  - Private lawned rear garden with patio
  - Double glazing and gas central heating
  - Available early February on a long let.