



235 London Road, Bexhill-on-Sea, East Sussex, TN39 4AH
£950 pcm





Property Cafe are delighted to offer to the lettings market this beautifully presented ground floor flat, situated in a popular residential location just a short distance to Sidley village, Bexhill town centre local amenities and easy access onto the A259.

Internally the property has been finished in a Victorian themed style whilst offering modern tones with bright and airy accommodation and in brief comprises; Private entrance leading onto a covered porch, a spacious entrance hallway with storage and utility area, a very spacious lounge with bay window, a large double bedroom with bay window and a second double bedroom with fitted shelving, a modern white suite bathroom with shower over bath and low level W.C and a modern kitchen with bespoke fitted cabinetry and ample space for freestanding appliances and rear access onto the private garden with section lawn and gravel patio. In addition the property benefits from gas fired central heating, double glazing, sought after Victorian features such as high ceilings, tall skirting board and decorative fire surrounds. The property is available January 2026 and a minimum annual income of £28,500 per household is required to be eligible with early internal viewing highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

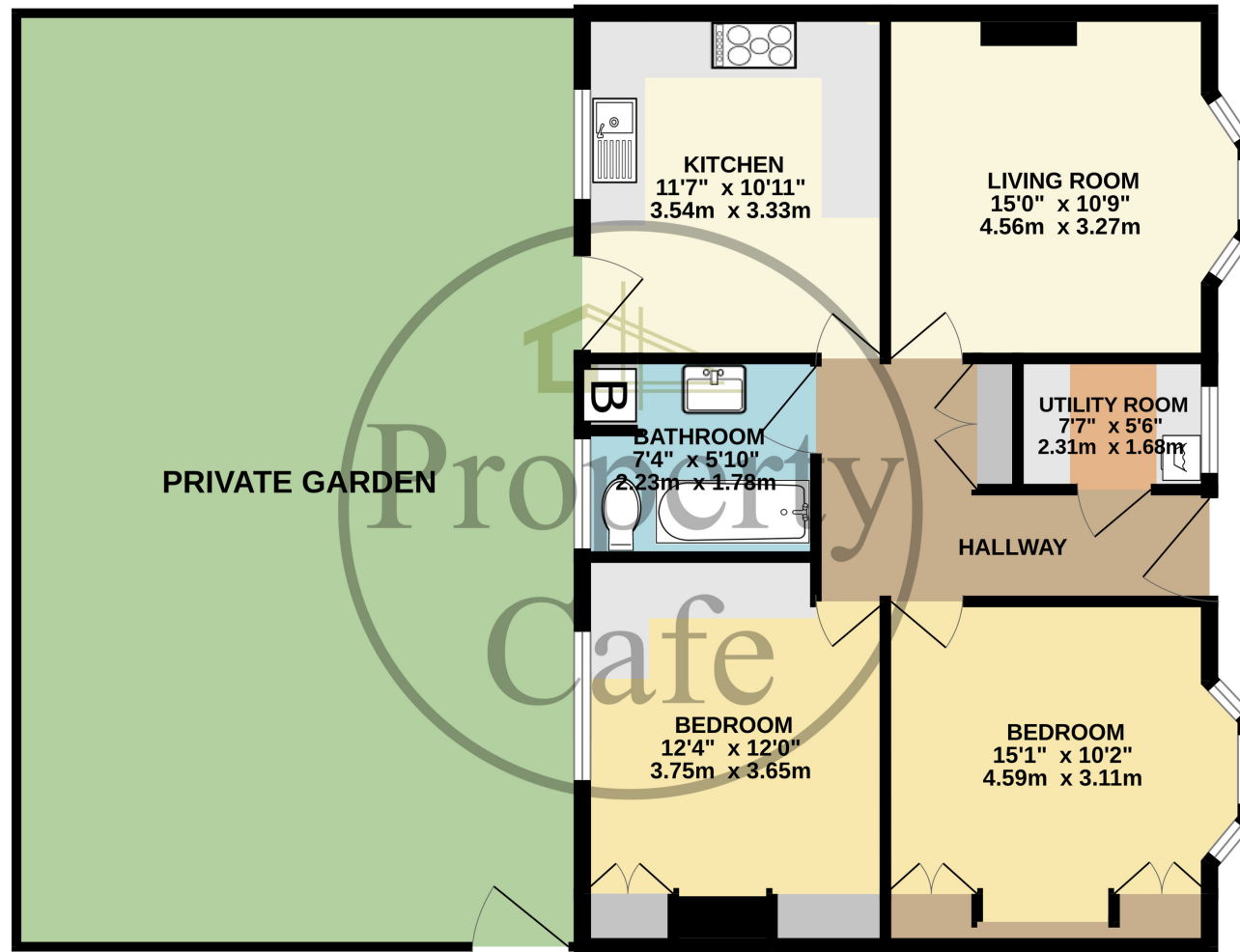
1x Week holding deposit = £219.23

5x Weeks security deposit = £1,096.15

Minimum income required = £28,500



GROUND FLOOR



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: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(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.

- Ground floor flat with private access.
 - Private West facing rear garden.
 - Two spacious double bedrooms.
- Double glazing and gas central heating.
 - Bespoke fitted kitchen.
- Modern white suite bathroom.
- Spacious lounge with bay window.
- Immaculately presented throughout.
- Victorian style character features.
 - Utility/storage space.