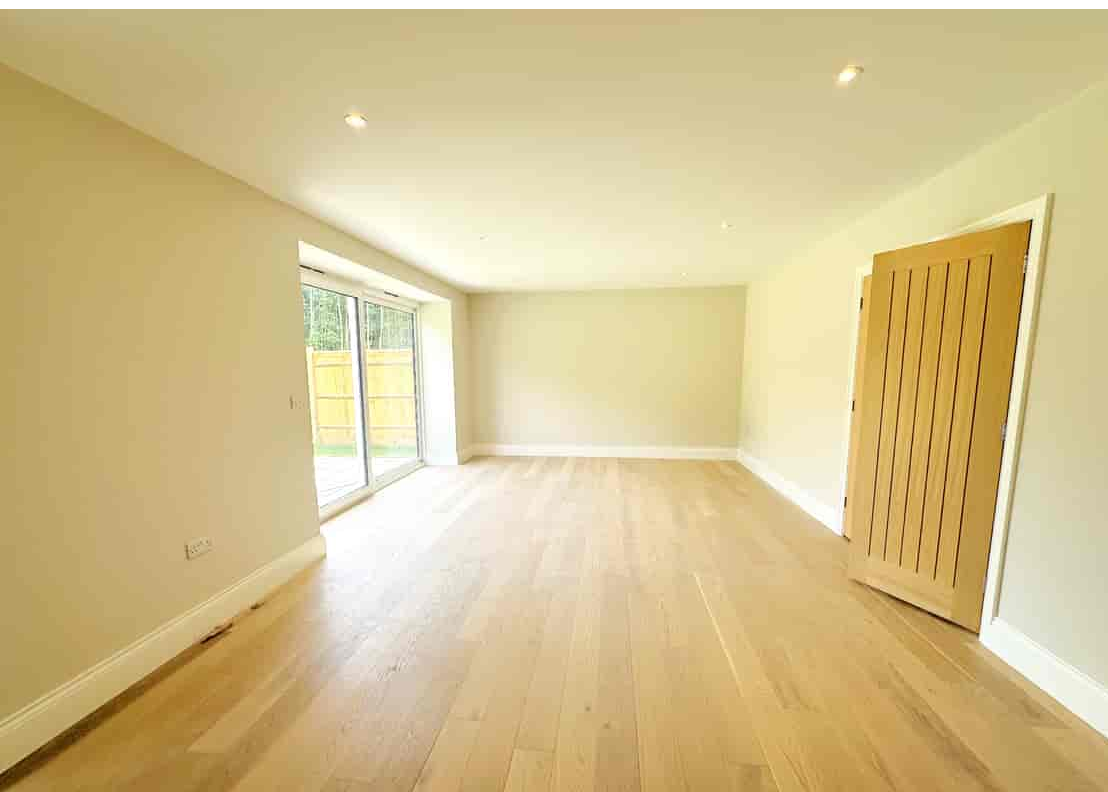




9 Hop Gardens, Ninfield, TN33 9FT
£2,850 pcm





Property Care are delighted to welcome to the lettings market this substantial new build detached family home set in the sought after Ninfield location just a short distance to the village with its array of local amenities, nearby restaurants/pubs and easy access into the neighbouring villages and Bexhill. Internally this impressive new build development offers bright and spacious accommodation throughout and comprises; A spacious driveway for four cars with electric vehicle charge port, rain canopy with door opening into the spacious entrance hallway offering access onto a ground floor cloakroom toilet with hand wash basin and low level W.C , understairs storage, a spacious lounge with laminate flooring, a substantial size integrated kitchen with fridge, freezer, dishwasher, oven and hob, with space for a freestanding washing machine, composite work surfaces, island unit/breakfast bar, ample space for dining and access through sliding patio doors leading onto a very spacious lawned rear garden with sectional patio and side gate entrance. Stairs rising to the first floor landing offers access onto four large double bedrooms, a modern fitted family bathroom and spacious en-suites. The property is beaming with ample natural lighting in addition to the neutral decoration and floor coverings to include laminate flooring bringing a modern and contemporary feel to this idyllic development whilst benefiting further a spacious single garage with up and over door, energy efficient air source heat pump and electric central heating system, full double glazed windows, low energy LED lighting and soft carpets. This impressive size family home is available to let immediately and internal viewings are a must to appreciate the size and spec of the property with a minimum annual income of £85,500 per household required to be eligible and early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our office on 01424 224488.

****Disclaimer; These details may not reflect the property accurately and are designed for illustration purposes only, actual property specifications may vary****

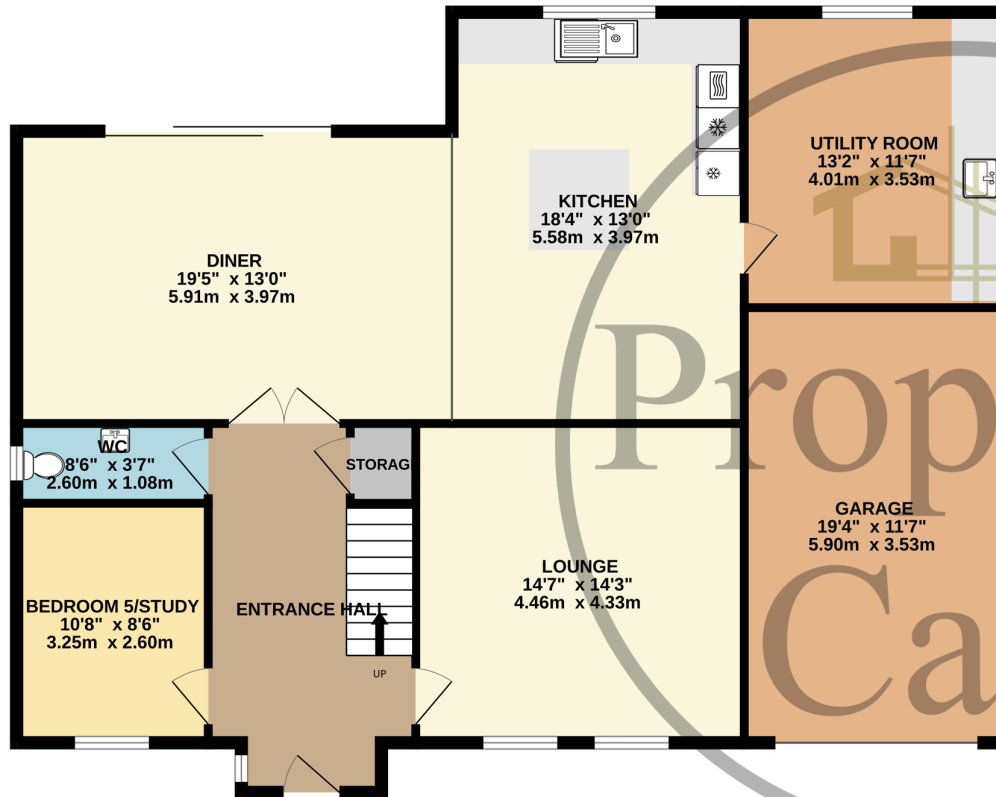
1x Week holding deposit = £657.69

5x Week security deposit = £3,288.46

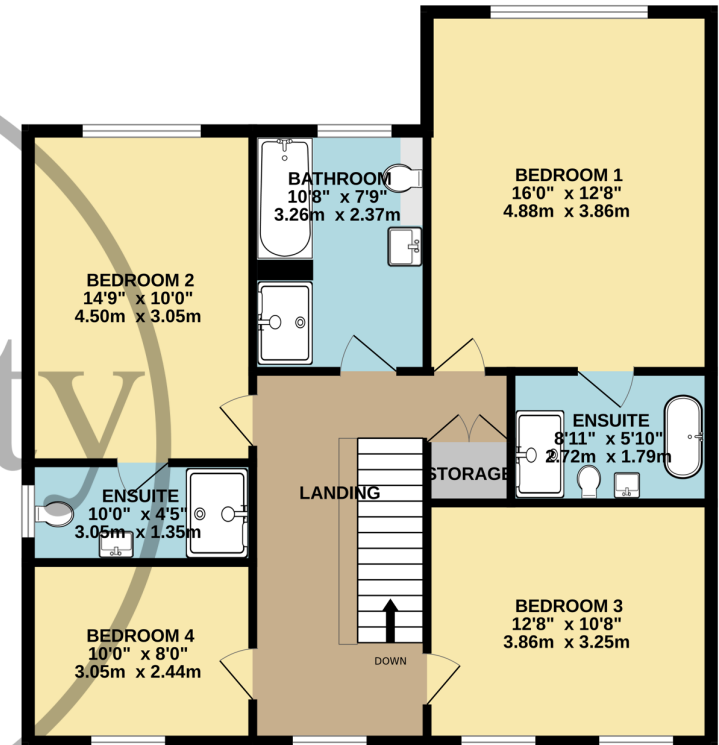
Minimum annual income required = £85,500



GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



1ST FLOOR
893 sq.ft. (82.9 sq.m.) approx.



TOTAL FLOOR AREA : 2233 sq.ft. (207.5 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: 4
Receptions: 2
Council Tax:
Parking Types: Driveway. EV Charging.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.





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.

- Substantial new build detached family home to let
 - Four excellent size bedrooms.
 - Energy efficient central heating and double glazing
 - Spacious driveway with single garage and EV charge port
 - Claverham school catchment area.
- Modern shaker style kitchen with island unit.
- Impressive size rear garden with sectional patio
- Modern family bathroom and en-suites.
- Modern four piece family bathroom