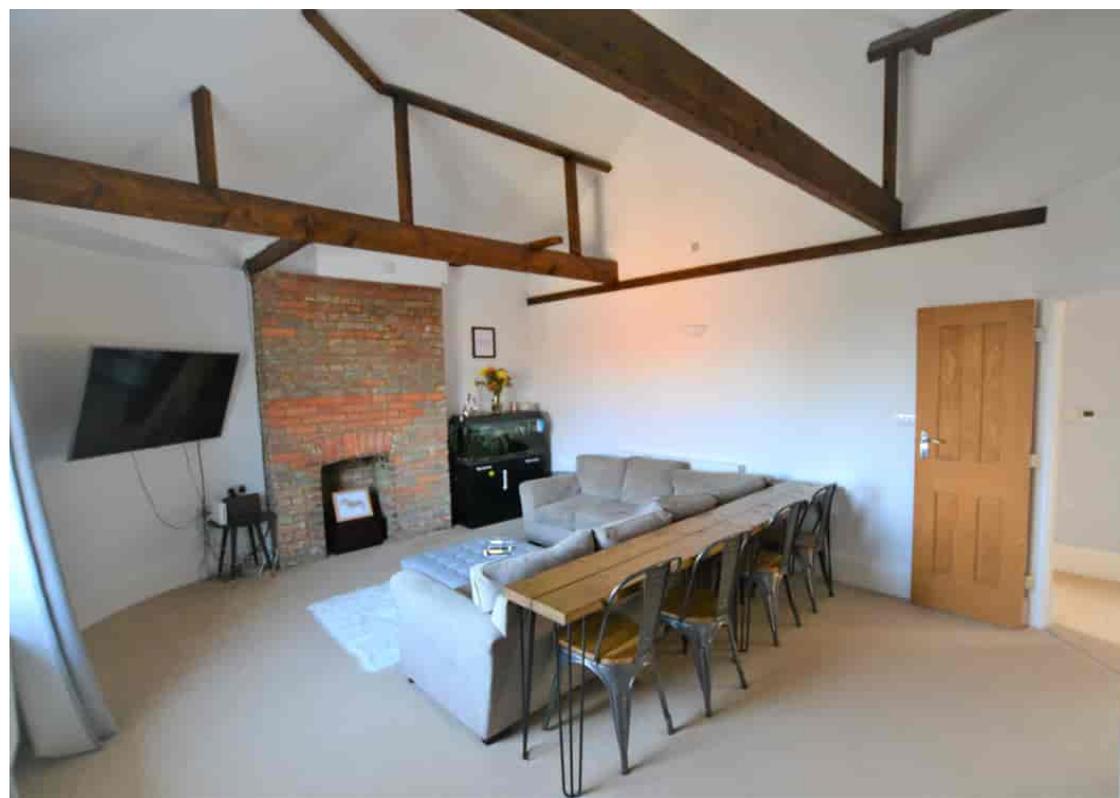




Church Street, Bexhill-on-Sea, East Sussex, TN40 2HE
£1,200 pcm



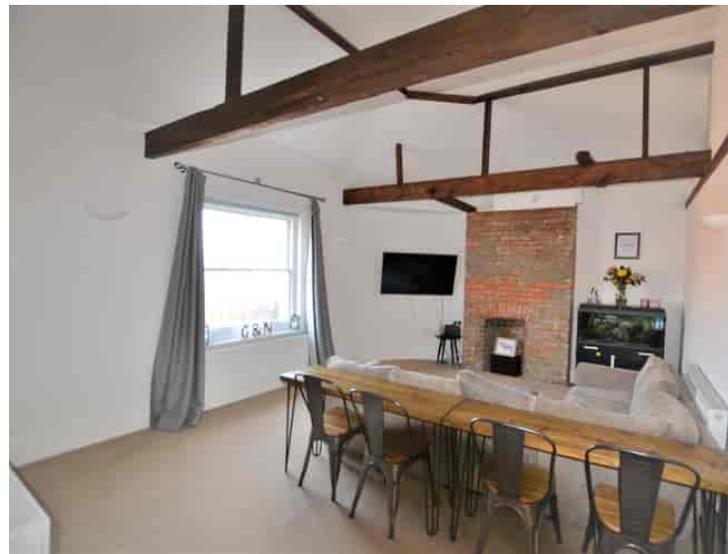


Property Cafe are delighted to offer to the lettings market this immaculately presented second floor flat, situated in the sought after Bexhill old town within close proximity to local parks, mainline railway station and Internally the property benefits from a good size living room with vaulted ceilings, modern kitchen, two double bedrooms, family bathroom and en-suite shower room. Additional benefits include a roof terrace, gas central heating and allocated parking for one car. The property has been decorated in neutral tones throughout and is considered to be a very good condition. The property will be available to let from December 2025 and early viewings are highly recommended. For more information or to arrange a viewing, please contact our lettings team on 01424 224488.

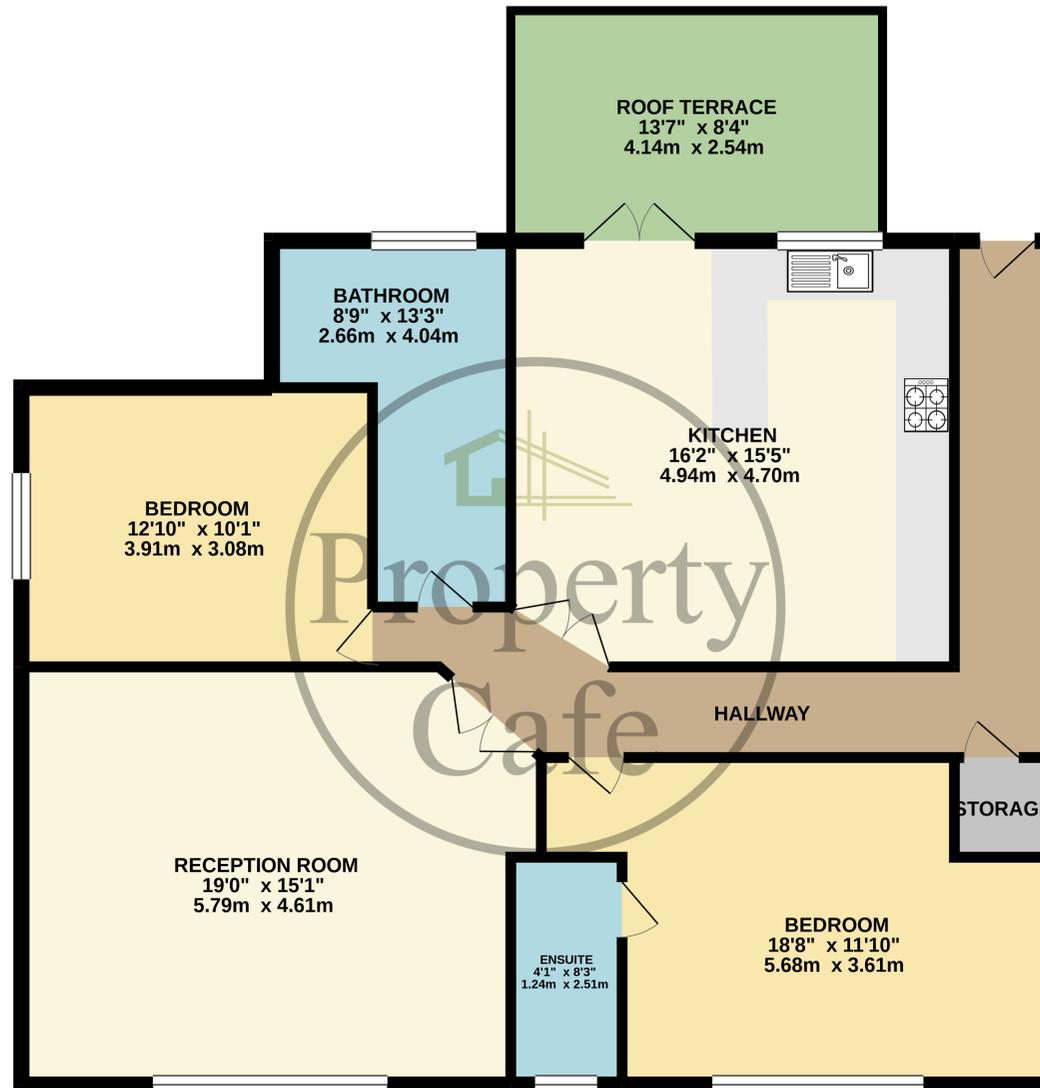
1x Week holding deposit = £276.92

5x Week security deposit = £1,384.61

Minimum income required = £36,000



GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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.
Made with Metropix ©2021

Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: Allocated.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
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)	73	79
C		
(55-68)		
D		
(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 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.

- Second floor apartment to let.
 - Roof terrace.
 - Modern Fitted Kitchen
 - Gas Central Heating
 - Two double bedrooms.
- En-suite shower room.
- Beautifully decorated through
- Allocated parking space for one car
 - Family bathroom
- Stunning communal hall