



Flat A, 45 London Road, Bexhill-on-Sea, East Sussex, TN39 3JY
£925 pcm



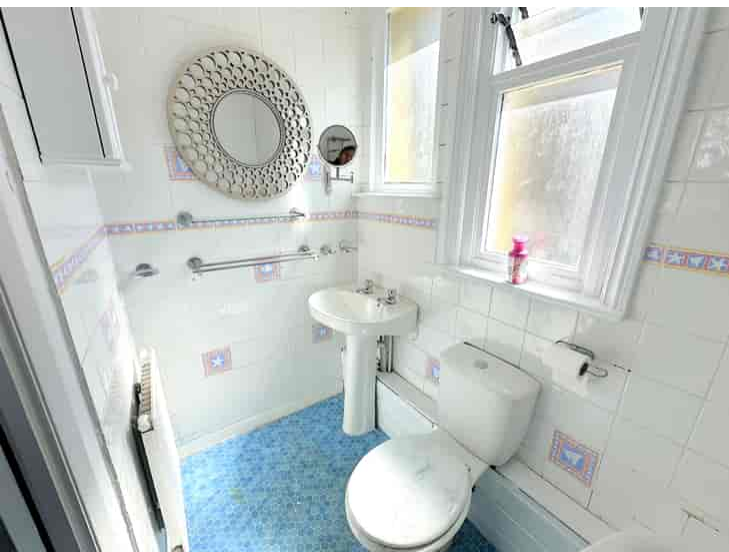


Property Café are delighted to offer to the lettings market this first floor flat, situated in the heart of Bexhill town centre with its array of shops, bars/restaurants, mainline railway station and seafront promenade. Internally this property offers a spacious hallway with large storage cupboard, leading onto a modern fitted kitchen with ample space for a breakfast table and under counter appliances, a modern bathroom with roll top bath, low level W.C. and hand wash basin, a spacious double bedroom, a small study room and a spacious bay front lounge. The property further benefits from gas fired central heating, full double glazing, a modern colour scheme with hardwood flooring and a private entrance. The property is available now on a long let and a minimum annual income of £27,750 per household is required to be eligible for this property with internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

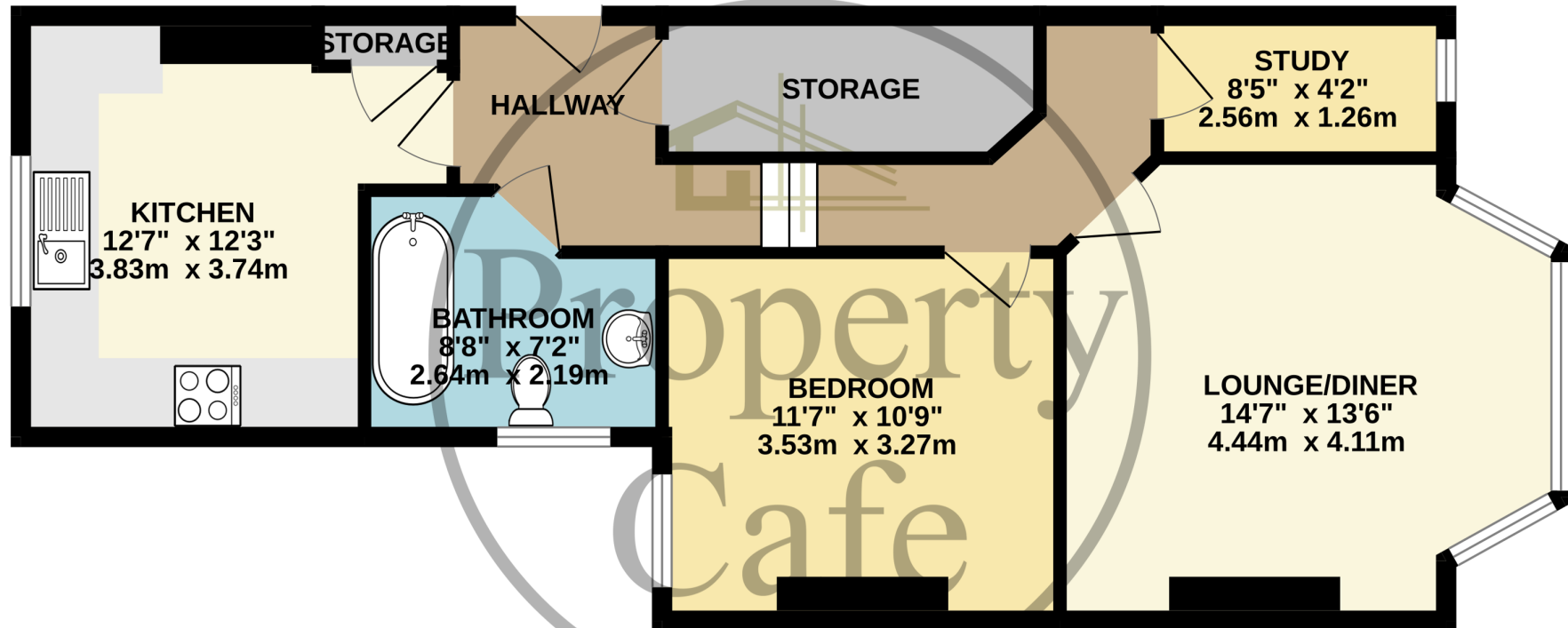
1x Week holding deposit = £213.46

5x Weeks security deposit = £1067.30

Minimum affordability required = £27,750 p.a



GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

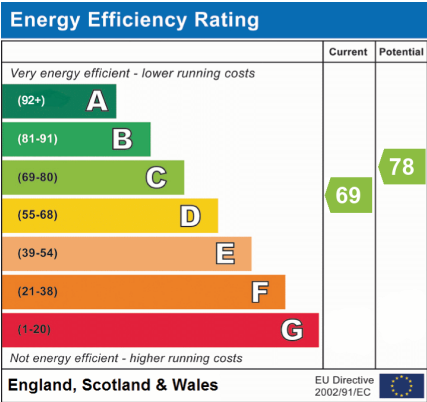


TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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 ©2025

Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1626
Parking Types: No Parking Available.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
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.

- First floor flat to let.
- One double bedroom.
 - Study room.
- Town centre location.
- Gas central heating and double glazing.

- Spacious lounge with bay window.
 - Modern kitchen.
 - Modern bathroom.
 - Modern colour scheme.
- Available now on a long let.