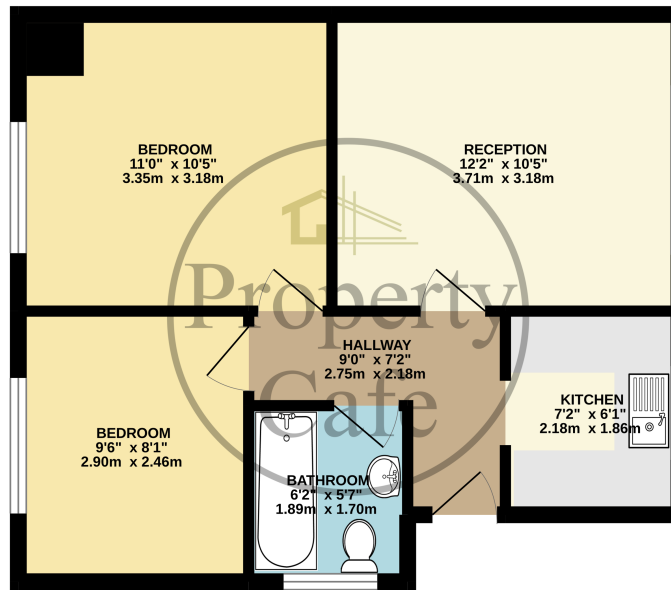




52a Downs Road, Hastings, East Sussex, TN34 2DZ
£1,000 pcm

FIRST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 436 sq.ft. (40.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 iC5022

Property Cafe are delighted to offer to let this good size first floor flat situated in the sought after Blacklands area of Hastings with excellent transport links to Conquest Hospital, the A21, Hastings town centre and Ore village. Internally the property comprises; A private entrance hallway leading on to two good size double bedrooms, a modern family bathroom with shower over bath, a fitted modern kitchen and a spacious southeast facing lounge with ample space to relax and entertain guests. The property further benefits from full double glazing, electric heating, a private enclosed rear garden with external storage and ample on street parking. Children are considered and the property is available late July 2025 on a long let and a minimum annual income of £33,000 per household is required to be eligible for this property. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Weeks holding deposit = £230.77

5x Weeks security deposit = £1,153.85

Minimum income required = £30,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.

- First floor flat to let.
- Two double bedrooms.
- Private enclosed garden.
 - Private entrance.
- Sought after Blacklands location.

Receptions: 1
EPC Rating: D (56)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

- Available late July 2025.
 - Spacious lounge.
 - Modern fitted kitchen.
 - Modern fitted bathroom.
- Electric heating and double glazing.