



61b Manor Road, Bexhill-on-Sea, East Sussex, TN40 1SN
£1,300 pcm





Property Cafe are delighted to offer to the lettings market this immaculately presented first floor flat, situated in a prominent position of Bexhill old town offer close proximity to amenities, railway station and local schools. Internally the property is arranged with a well kept communal entrance and ground floor flat entrance hallway with stairs rising to the bright and airy first floor landing, providing access onto two good size double bedrooms, a modern fitted bathroom with shower over bath and vanity sink, a modern open plan style kitchen/hall with a range of cabinets and integrated oven/hob, whilst offering a pleasant South-easterly sea view, and a spacious lounge/diner with large bay window and fireplace, ideal for relaxing or entertaining guests. Additionally the property benefits from a large rear garden offering a raised space of patio with shed and greenhouse, a combination of floral arrangements and fruit trees, sectional lawn and ample on street permit parking. The property further benefits from recently being redecorated and carpeted throughout in neutral tones whilst offering gas fired central heating, double glazing, and is available now on a long let. A minimum annual income of £39,000 per household is required to be eligible and early internal viewings are highly recommended to appreciate the space and location fully. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £300.00

5x Week security deposit = £1,500.00

Minimum income required = £39,000



GROUND FLOOR
48 sq.ft. (4.5 sq.m.) approx.

FIRST FLOOR
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 sq.m.) approx.

While 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 B
Council Tax: Rate 1992
Parking Types: Permit.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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	70	77
(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. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Two good size double bedrooms.
 - First floor flat with sea views.
 - Recently redecorated and carpeted.
 - Gas central heating and double glazing.
 - Spacious lounge/diner with bay window and fireplace.
- Modern fitted kitchen with oven and hob.
 - Modern fitted bathroom.
 - Available now on a long let.
 - Ample on street permit parking.
 - South-westerly facing garden, with lawn and patio.