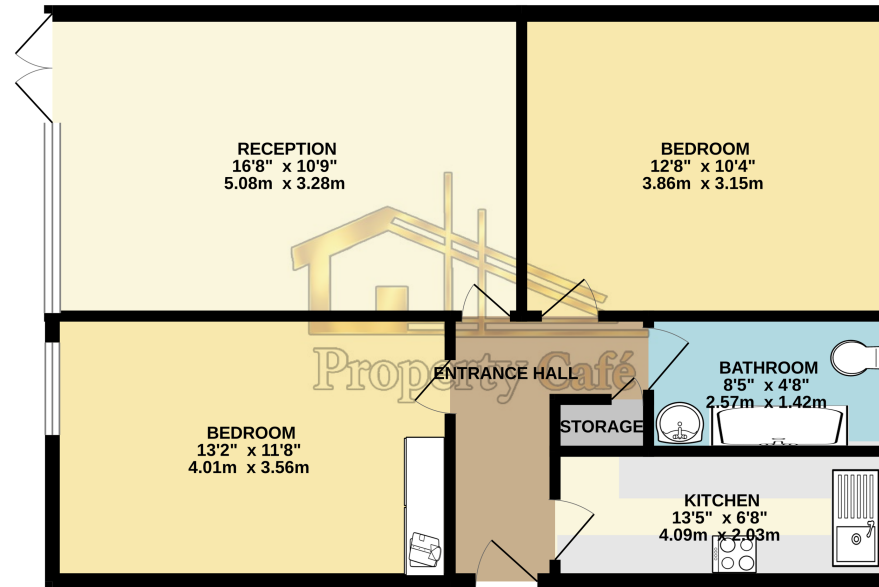




Sutherland Avenue, Bexhill-on-Sea, East Sussex, TN39 3QS  
£1,150 pcm



**GROUND FLOOR**  
**668 sq.ft. (62.1 sq.m.) approx.**



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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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Property Café are delighted to offer this well presented ground floor purpose built apartment to the lettings market. The property is ideally located in sought-after the Collington area of Bexhill and is a short distance away from Collington train station, Bexhill town centre and the towns stunning seafront. Internally the property benefits from a spacious living room, modern kitchen, two double bedrooms and modern bathroom. Additional benefits include electric heating, double glazing and access to the communal garden. As you can see from the photos, the property has been decorated in neutral tones throughout and is considered to be a great condition. This property is available to let immediately and early viewings are recommended to avoid disappointment. A minimum annual income of £34,500 per household is required to be eligible and early internal viewings are recommended. For additional information or to arrange your internal viewing, please contact out Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £265.38

5x Weeks security deposit = £1326.92

Minimum income required = £34,500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

- Ground floor purpose built flat.
  - Two double bedrooms
    - Modern kitchen
    - Modern bathroom
  - Sought-after Location

**Receptions:** 1  
**EPC Rating:** C (72)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** None.

- Close to Collington railway station.
  - Double glazing
  - Communal garden.
  - Available now
  - Electric heating