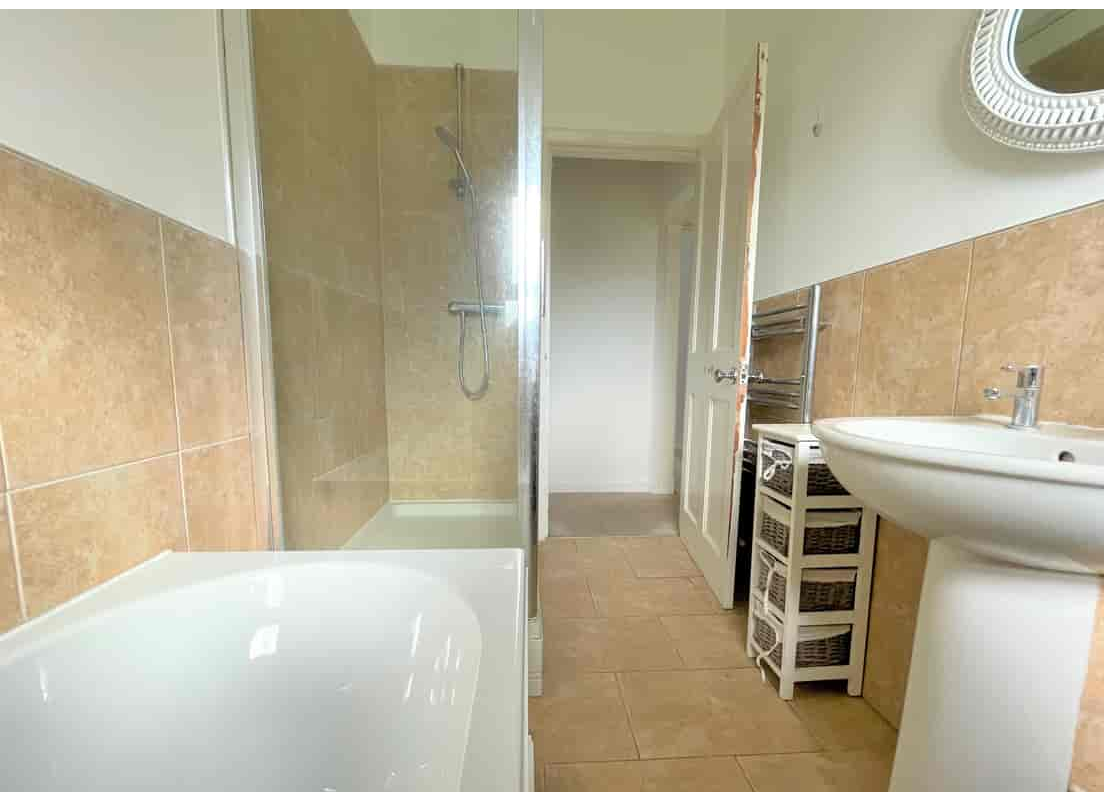




7 Laurel Bank Hastings Road, Bexhill on Sea, East Sussex, TN40 2NH
£1,100 pcm





Property Cafe are delighted to offer to let this well presented ground floor flat situated in the sought after residential location close to local amenities, Bexhill college and bus routes. Internally the property comprises; Entrance hallway leading onto two good size double bedrooms, a very spacious lounge with large bay window and feature fireplace, A modern fitted kitchen/breakfast room with additional private entrance, a modern four piece bathroom suite to include shower cubicle, bath, low level W.C and hand wash basin. Additional the property benefits from; Ornate wooden sash windows, gas fired central heating, a neutral colour scheme with carpets and well maintained communal grounds. The property is available to let late August 2025 with a minimum annual income of £33,000 per household 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.

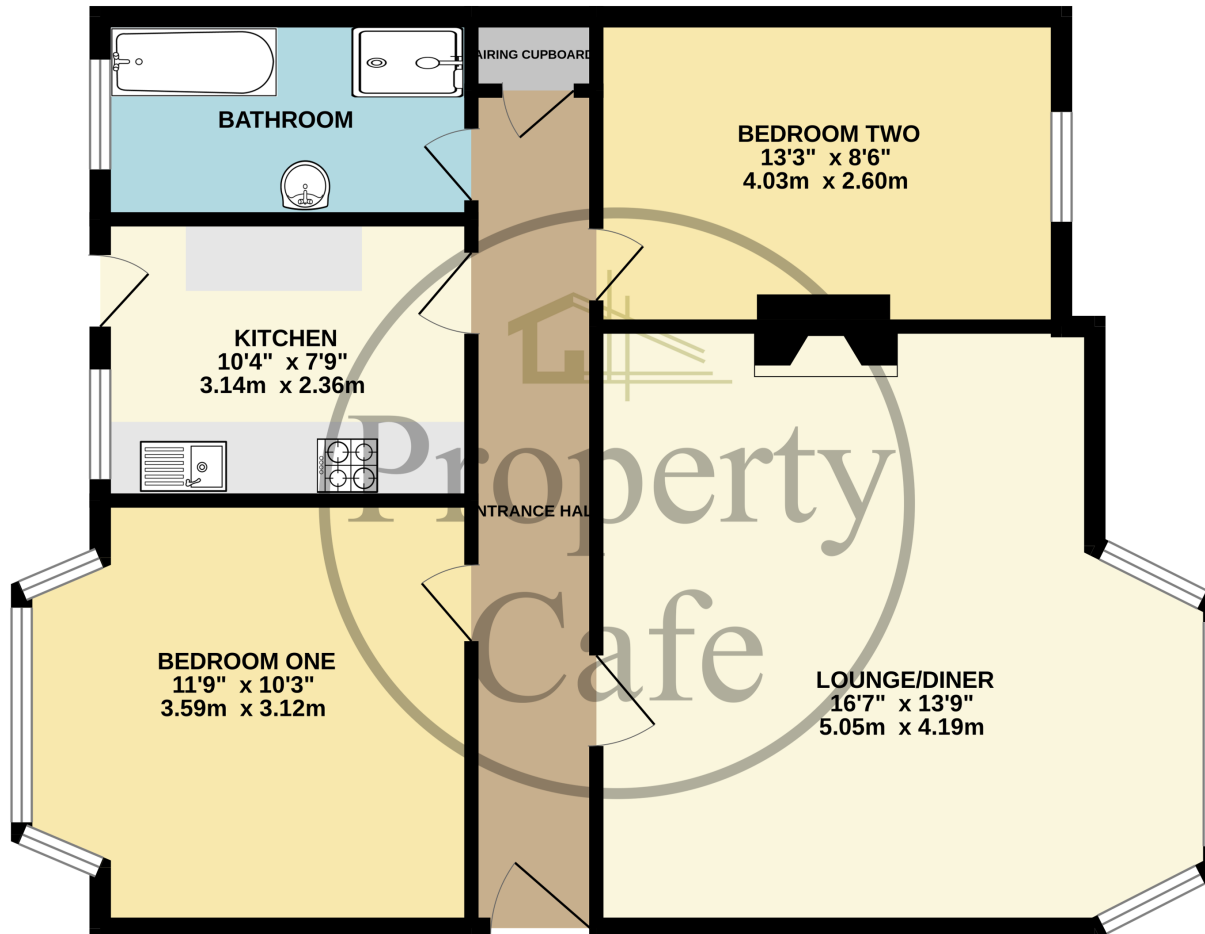
1x Week holding deposit = £253.84

5x Weeks security deposit = £1,269.23

Minimum income required = £33,000



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: Garage.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
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.

- Ground floor flat to let.
 - Two good size double bedrooms.
 - Modern fitted kitchen.
 - Immaculately presented throughout.
 - Four piece bathroom suite.
- Spacious lounge with feature fireplace.
 - Ornate sash windows and gas central heating.
 - Close to local amenities and bus routes.
 - Neutral decor and carpets.
 - Available late August 2025.