



3 Bramlea Close, Bexhill-on-Sea, East Sussex, TN40 2TH
£1,450 pcm





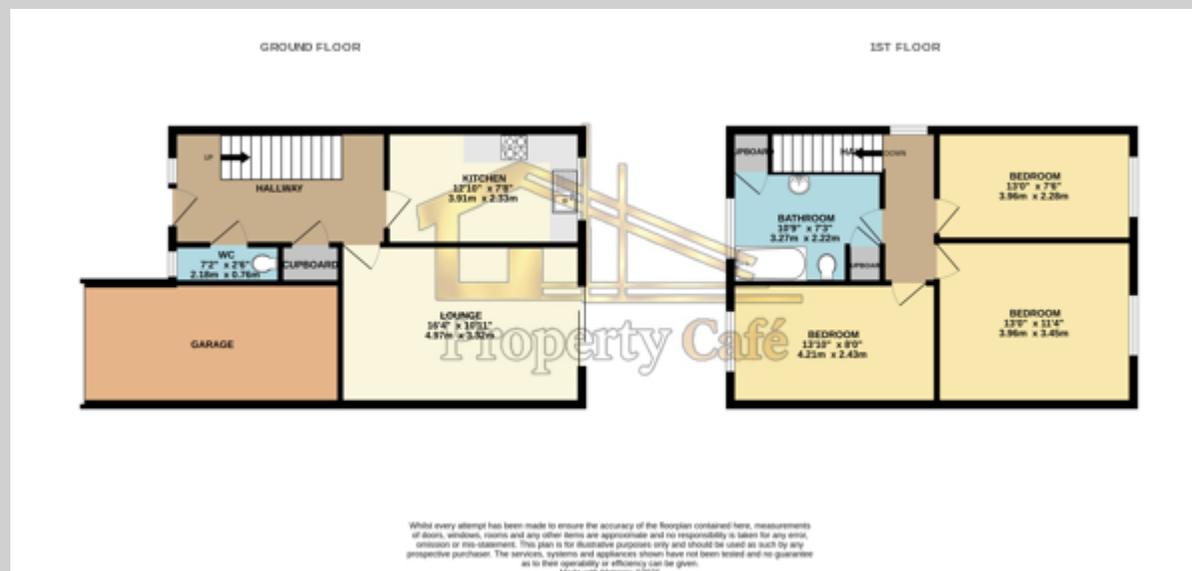
Property Cafe are delighted to offer is well presented semi detached family home to the lettings market, situated in a sought after residential location in the Pebsham and just a short distance from Ravenside retail park. Internally the property comprises; A spacious entrance hallway with downstairs cloakroom toilet, a spacious living room with ample space to relax and entertain guests and doors onto the south facing rear garden with sectional patio/lawn and a modern fitted kitchen, stairs rising to the first floor offer access onto a modern family bathroom and three good size double bedrooms. Additionally the property benefits from off road allocated parking for one car, an Integral single garage with up and over door, gas fired central heating and full double glazing, neutral decor and carpets throughout. The property is available to let mid May 2026 and a minimum annual income of £43,500 per household is required to be eligible for this property. For further information or to arrange your internal viewing, please contact our office on 01424 224488 Option 2.

1x Weeks holding deposit = £334.61

5x Weeks security deposit = £1,673.07

Minimum affordability required = £43,500





Bedrooms: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2277
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (75)
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		87
(69-80) C	75	
(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.

- Semi detached house to let
- Off road parking for one car.
- South facing rear garden.
- Three double bedrooms.
- Modern fitted kitchen.

- Family bathroom.
- Sought after residential location.
- Gas central heating and double glazing.
 - Integral single garage.
 - Available mid May 2026.