



17 Cookham Dene 11-15 Buckhurst Road, Bexhill-on-Sea, East Sussex, TN40 1RU
£1,050 pcm





Property Café are delighted to offer to let this Second floor, purpose built apartment situated on the outskirts of Bexhill town centre within easy reach of local bars, restaurants, promenade and the mainline railway station. Internally the property boasts impressive sized rooms and in brief comprises; Secure communal entrance with security entryphone system and stairs rising to the second floor and flats spacious entrance hallway offering ample storage cupboards and access onto two double bedrooms with built in wardrobes, a modern fitted shower room with low level W.C and hand basin, a modern fitted white suite bathroom with low level W.C and hand basin, a modern fitted kitchen with built in appliances and an impressive size West facing lounge/diner with ample space for relaxing and entertaining guests with a spacious glass balcony with far reaching views. The property further benefits from full double glazing, gas fired central heating and a garage is available to let at an additional cost. The property is available now on a long let and internal viewings are recommended. A minimum annual income of £31,500 per household is required to be eligible for this property and for further information or to arrange your internal viewing, please contact Property Café today on 01424 224488 Option 2.

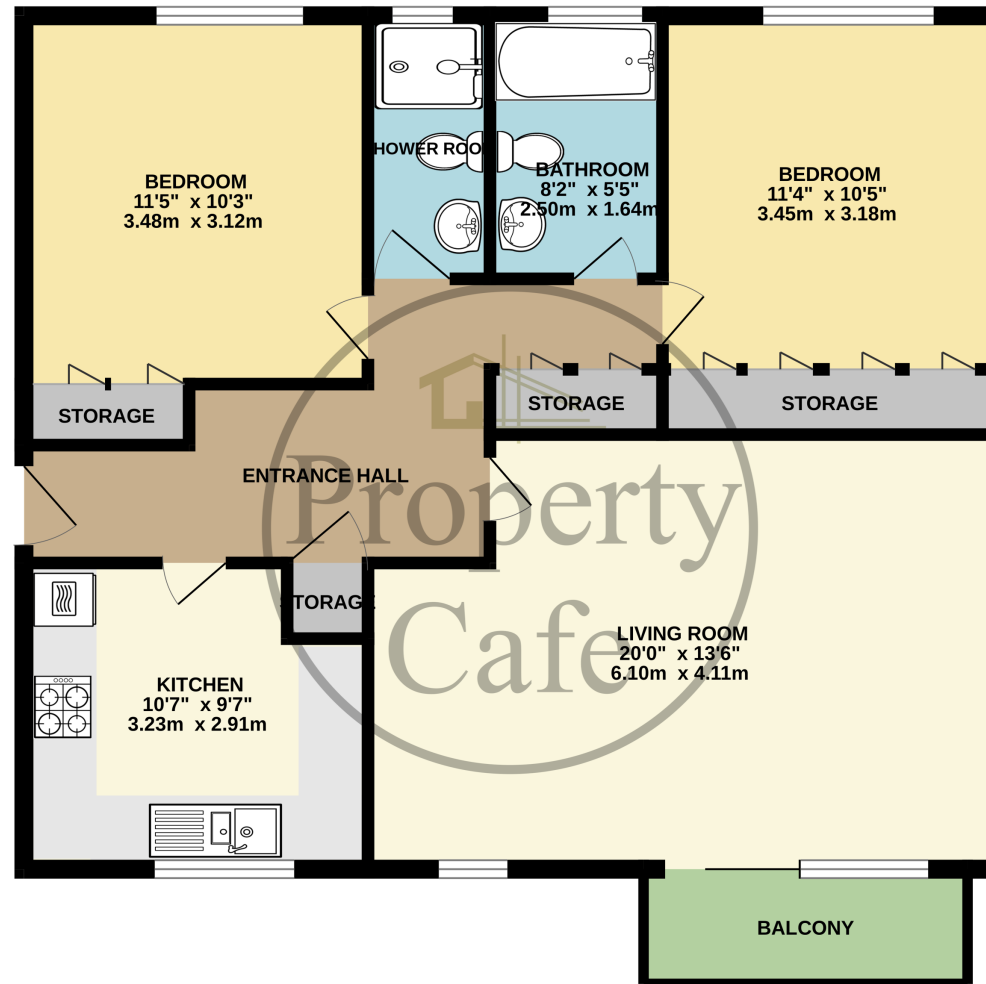
1 Week holding deposit = £242.30

5 Week security deposit = £1,211.53

Minimum income required = £31,500



GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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 D
Council Tax: Rate 2439
Parking Types: Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (78)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
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	78	78
(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 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.

- Two double bedrooms with built in storage.
- West facing balcony with far reaching views.
- Sought after Bexhill town centre location.
- Double glazing and gas central heating.
- Private cul-de-sac.
- Purpose built second floor flat.
- Modern fitted kitchen with appliances.
- Modern bathroom and separate shower room.
- Impressive size lounge/ diner.
- Available now on a long let.