



3 Westdown Road, Bexhill on sea, East Sussex, TN39 4DY
£1,650 pcm

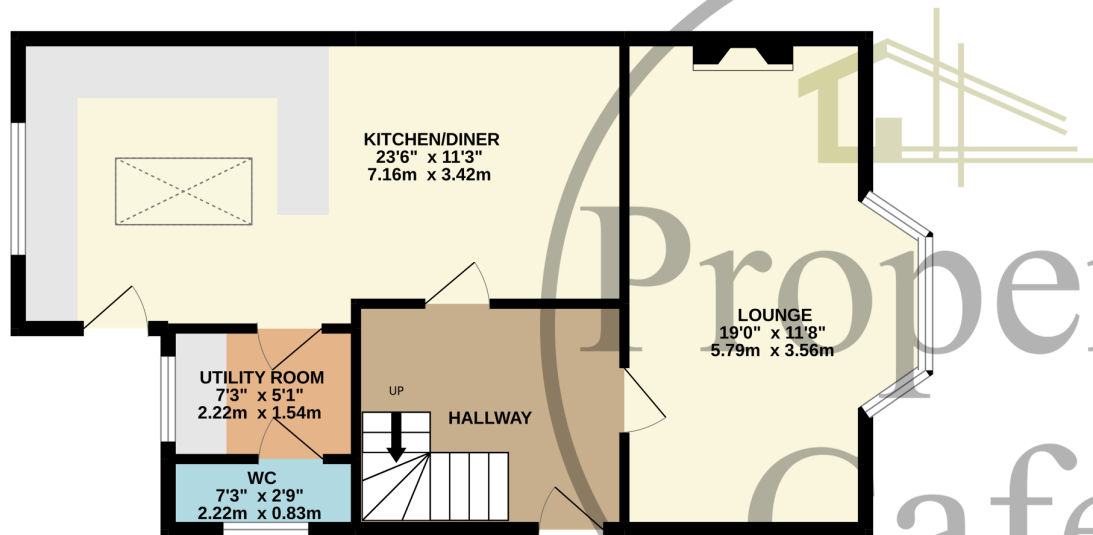




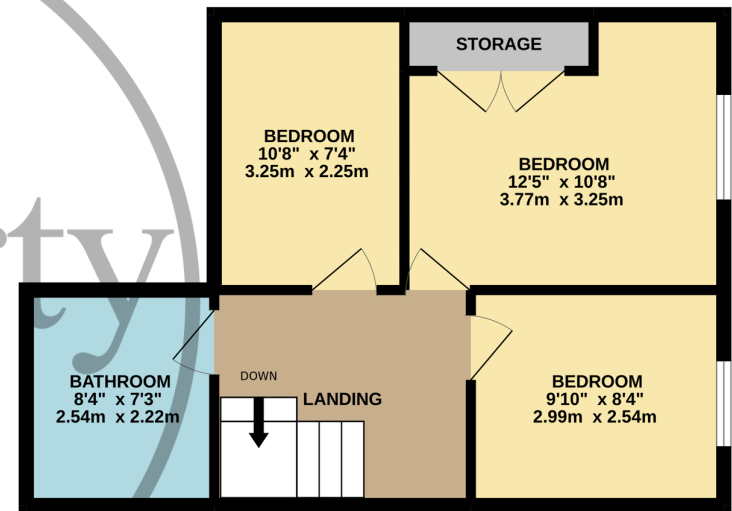
Property Cafe are delighted to offer to let this wonderful family home situated in the sought after Bexhill downs location close to Bexhill town centre with its array of bars/resturants, shops and close to the A259. Internally the property is arranged over two floors and comprises; A large driveway with ample space for 2 cars and fitted with electric car charging port, a large entrance hallway with understairs cupboard, a good size lounge with bay fronted window, a large open plan modern fitted kitchen with a beautiful sky lantern providing ample natural lighting and dining room perfect for relaxing or entertain guests, a good size utility room with space for washing machine and handy worksurface and a down stairs W.C. On the first floor there are three good size bedrooms two of which are doubles, a large single room/office space and a family bathroom with white suite and shower fitted over the bath. The property benefits from a large lawned rear garden with a good size patio, gas fired central heating with full double glazing and the property is currently being redecorated in pleasant neutral tones. This wonderful family home is available to let mid June. A minimum annual income of £49,500 per household is required to be eligible for this property and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 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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Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act 2024 under the guidance of the 'National Trading Standards U.K' (NTSUK), '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 as displayed here in the marketing text, with further information regarding the local authority tax, any applicable utilities, parking, coalfield, mining, flood risk, erosion, accessibility and adaptations, available upon explicit request and further information regarding the availability of broadband and mobile service can be found here; checker.ofcom.org.uk.

- Off road parking for 2 cars.
- Utility room and downstairs W.C.
- Three good size bedrooms.
- Semi-detached house to let.
 - Bay fronted lounge.
- Modern fitted kitchen with sky lantern.
- Modern fitted bathroom with shower over bath.
- Open plan kitchen/dining room.
- Gas central heating and double glazing.
- Large lawned rear garden.

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01424 224488