



4 Byworth Close, Bexhill-on-Sea, East Sussex, TN39 4NX
£1,650 pcm





Property Cafe are delighted to offer to the lettings market this beautifully presented detached home situated in a sought after residential location of Little Common, just a short distance to The Highwoods, Little common village and A259 towards Eastbourne. This spacious home offers a driveway for two cars and a porch canopy with entrance hallway leading onto a spacious lounge offering ample space for relaxing with an additional separate dining room, a modern spacious fitted kitchen, a modern utility room, and a downstairs cloakroom. Stairs rising to the first floor landing offers access onto three double bedrooms, master bedroom ensuite bathroom, a modern family shower room and ample storage throughout. The property further benefits from a West facing lawned garden with patio, double glazing, gas fired central heating and neutral colour scheme throughout and a large garage with office space. This beautiful family home is available early April 2026, and a minimum annual income of £49,500 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange you internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £380.76

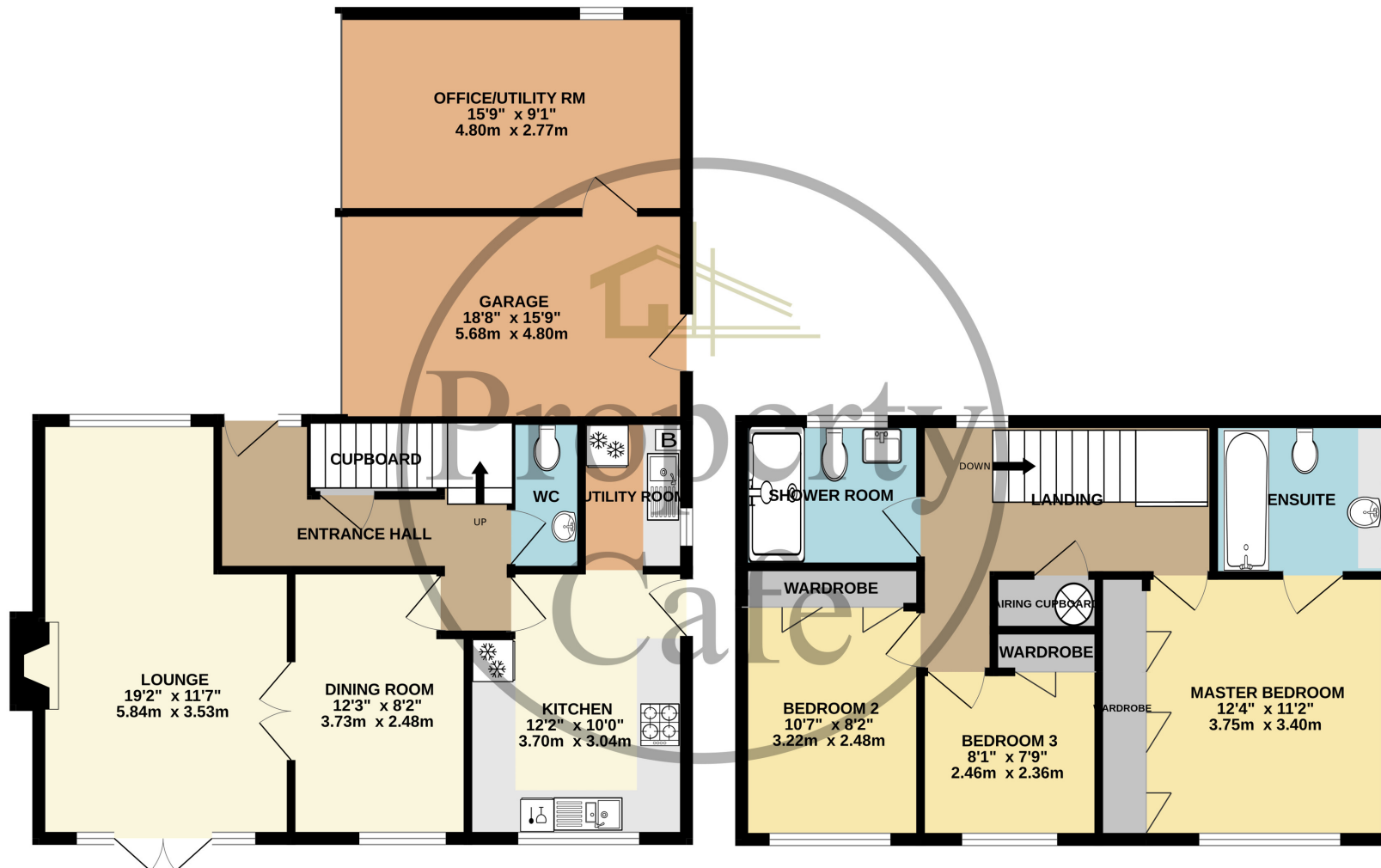
5x Weeks security deposit = £1903.84

Minimum income required: £49,500



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.




TOTAL FLOOR AREA : 1417 sq.ft. (131.7 sq.m.) approx.

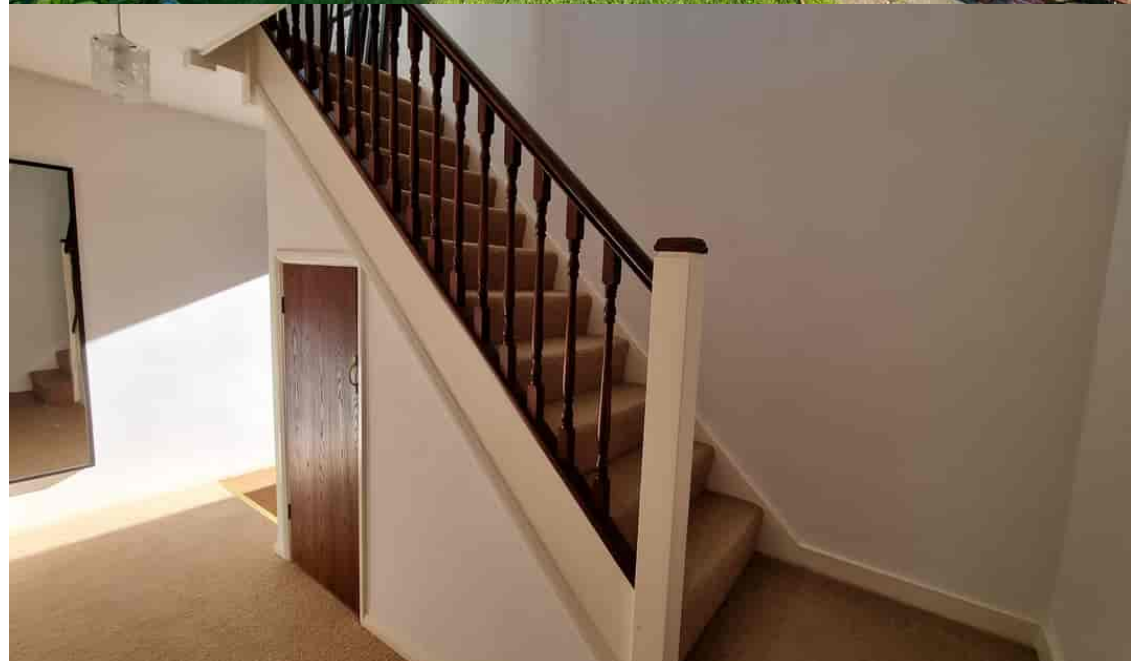
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (62)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		





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.

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| <ul style="list-style-type: none"> • Detached family home to let. • Sought after little common location <ul style="list-style-type: none"> • Double drive and garage. • Three double bedrooms. • West facing garden with lawn and patio. | <ul style="list-style-type: none"> • Modern kitchen with utility room. • Family shower room and ensuite bathroom. • Gas central heating and double glazing. <ul style="list-style-type: none"> • Two good size reception rooms. • Available early April 2026. |
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