



24 Redwell Avenue, Bexhill-on-Sea, East Sussex, TN39 5DQ  
£1,650 pcm





Property Cafe are delighted to offer to let this immaculately presented detached house situated in a popular residential location close to local amenities. Internally the property comprises; Entrance hallway leading onto a large lounge with bay window, a modern fitted kitchen with integrated oven/hob, under counter fridge, washing machine and dishwasher, a breakfast bar and ample space for a large family table, at the rear of the property there is a UPVC double glazed conservatory overlooking the low maintenance rear garden with areas of patio and decking. Stairs rising to the first floor landing offer access to three bedrooms, two of which are doubles and a single bedroom, an en-suite shower room for the master bedroom and a family bathroom with shower over bath. This wonderful family home benefits further from gas fired central heating and full double glazing, modern decor tones throughout, ample internal storage, off road parking for three cars and a converted garage into a convenient office or storage space. Pets are considered and children are welcome in this family home and is available now on a long let, with a minimum annual income of £49,500 per household required to be eligible for this property. For additional information or to arrange your internal viewing or for additional information, please contact our Bexhill office on 01424 224488 Option 2.

1X Week Holding Deposit= £380.76

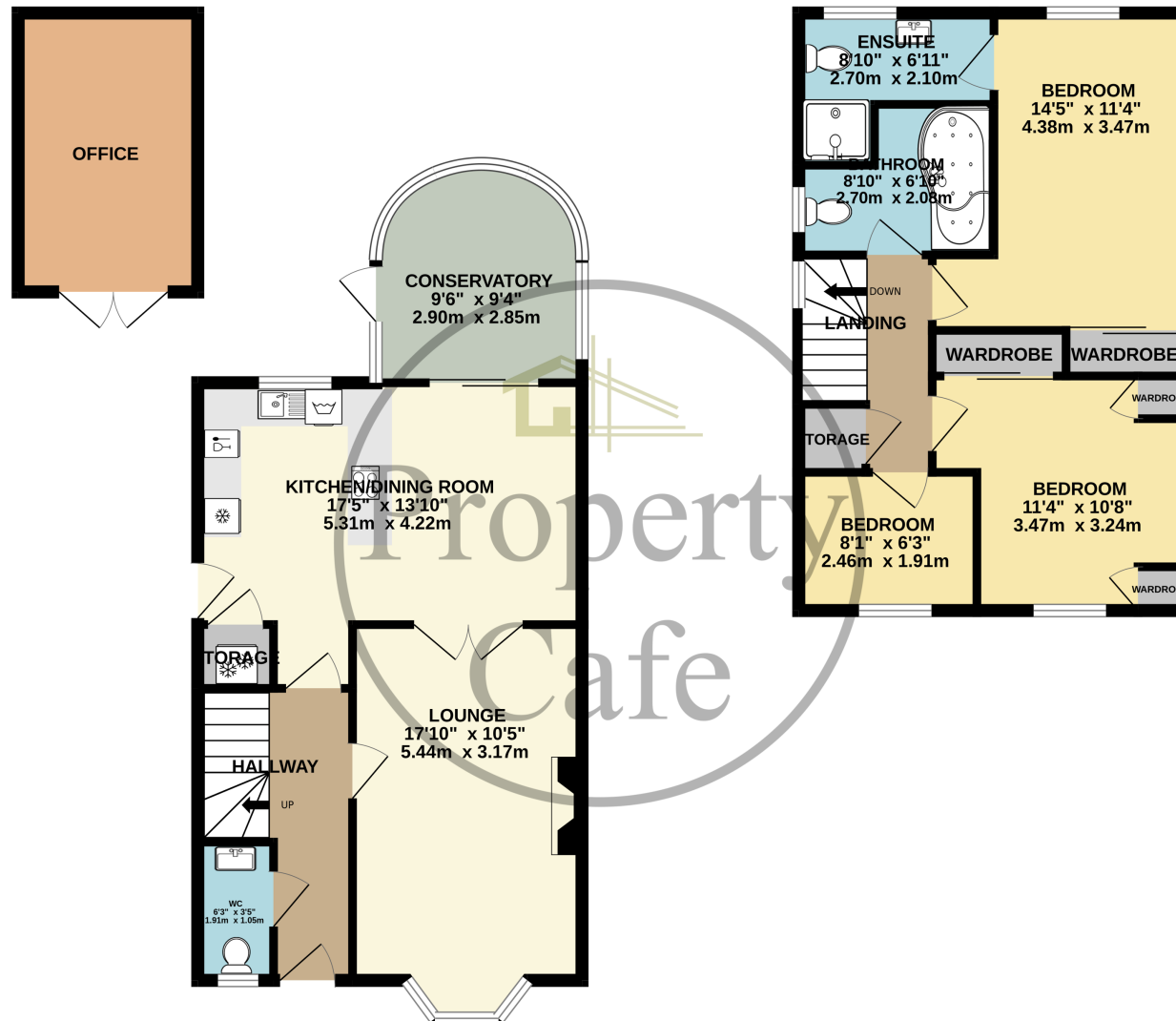
5X Weeks Security Deposit= £1,903.84

Minimum Income Required= £49,500



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band D  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (71)  
**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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

- Detached house to let.
- Off road parking for multiple cars.
- Double glazing and gas central heating.
  - Low maintenance rear garden.
- Master bathroom and en-suite shower room.
- Modern fitted kitchen with integrated appliances.
- UPVC Conservatory overlooking Garden
- Spacious lounge and separate dining room.
  - Converted office/storage room.
  - Available now.