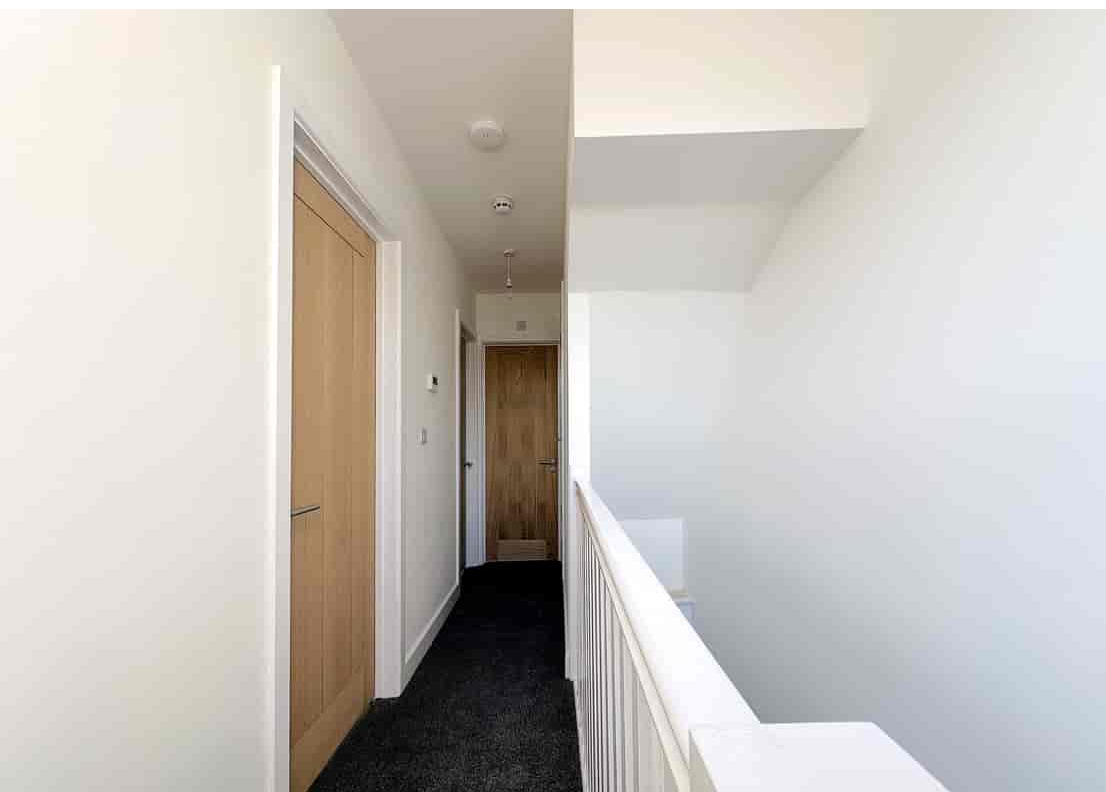




65a Bohemia Road, St Leonards-on-Sea, East Sussex, TN37 6RG
£1,150 pcm





Property Cafe are delighted to present this spacious maisonette to the lettings market, situated in the sought after Bohemia road high street location, just a short distance to Warrior Square railway station, Hastings town centre and offering excellent public transport links. Internally this beautiful property has been finished to a high standard and offers bright and airy accommodation throughout comprising; Private entrance with stairs leading onto the first floor landing offering access onto a spacious lounge/diner and stairs rising to the second floor landing offering a modern fitted kitchen/breakfast room with integral oven and hob and space for a small table, a modern fitted bathroom with low level W.C and shower over bath, a spacious double bedrooms and stairs rising to the dual aspect master bedroom. Additionally the property offers modern and neutral tones throughout with full double glazing, gas fired central heating and ample on street parking close by. This fantastic property is available early March 2026 on a long let and a minimum annual income of £34,500 per household is required to be eligible and internal viewing highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

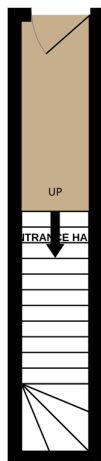
1x Weeks holding fee = £265.38

5x Weeks security deposit = £1,326.92

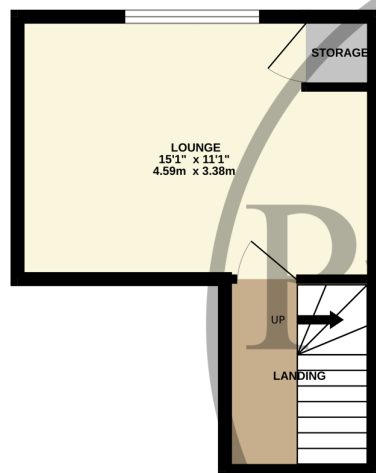
Minimum income required = £34,500



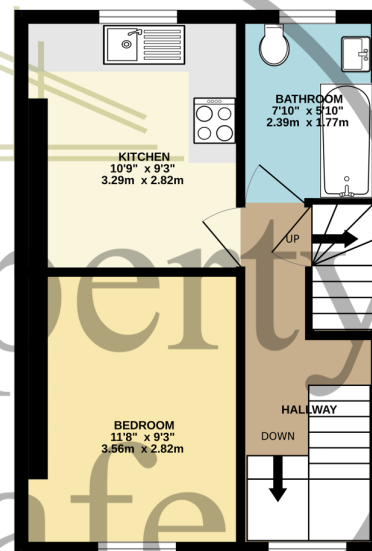
GROUND FLOOR
64 sq.ft. (5.9 sq.m.) approx.



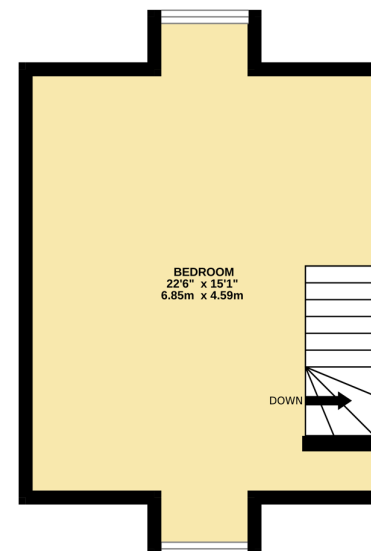
1ST FLOOR
218 sq.ft. (20.2 sq.m.) approx.



2ND FLOOR
325 sq.ft. (30.2 sq.m.) approx.



3RD FLOOR
289 sq.ft. (26.8 sq.m.) approx.

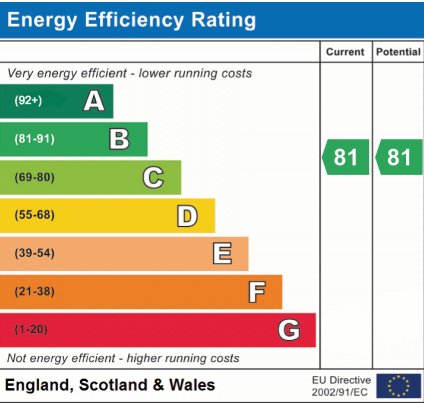


TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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
Bedrooms: 3
Receptions: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: On Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (81)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.



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.

- Finished to a high standard throughout.
 - Two good size double bedrooms.
- Full double glazing and gas central heating.
 - Modern fitted kitchen with integrated appliances.
 - Modern fitted white suite bathroom.
- Bright and spacious living accommodation.
- Neutral and modern decor throughout.
- Excellent location close to public transport
 - Ample on street parking close by.
 - Available early March 2026.