



Flat 2, 7 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4SJ
£975 pcm





The Property Cafe are delighted to offer to the lettings market this beautifully presented first floor flat situated in the heart of Little Common village with excellent transport links to neighbouring towns, fantastic local bars/restaurants and amenities. The property offers ample natural lighting throughout and in brief comprises; Entrance hallway with large storage cupboard leading onto a spacious double bedroom, a modern fitted bathroom with shower over bath and glass screen, low level W.C, vanity sink and LED mirrored cabinet, the open plan lounge offers ample space for dining/relaxing and entertaining guests and the bespoke fitted kitchen offers a host of integrated appliances to include oven/hob and slimline dishwasher and has been finished in dark tones with gold coloured fixings. This beautiful property is equipped with a host of fantastic features to include; Full double glazing, gas fired central heating with combination boiler, upgraded sound proofing and insulation, a security entry phone system, fitted venetian and roller blinds and modern tones throughout. The property is available to mid September 2025 on a long let and a minimum annual income of £29,250 per household is required to be eligible for this property. For additional information or to arrange your internal viewing please contact our Bexhill office on 01424 224488 Option 2.

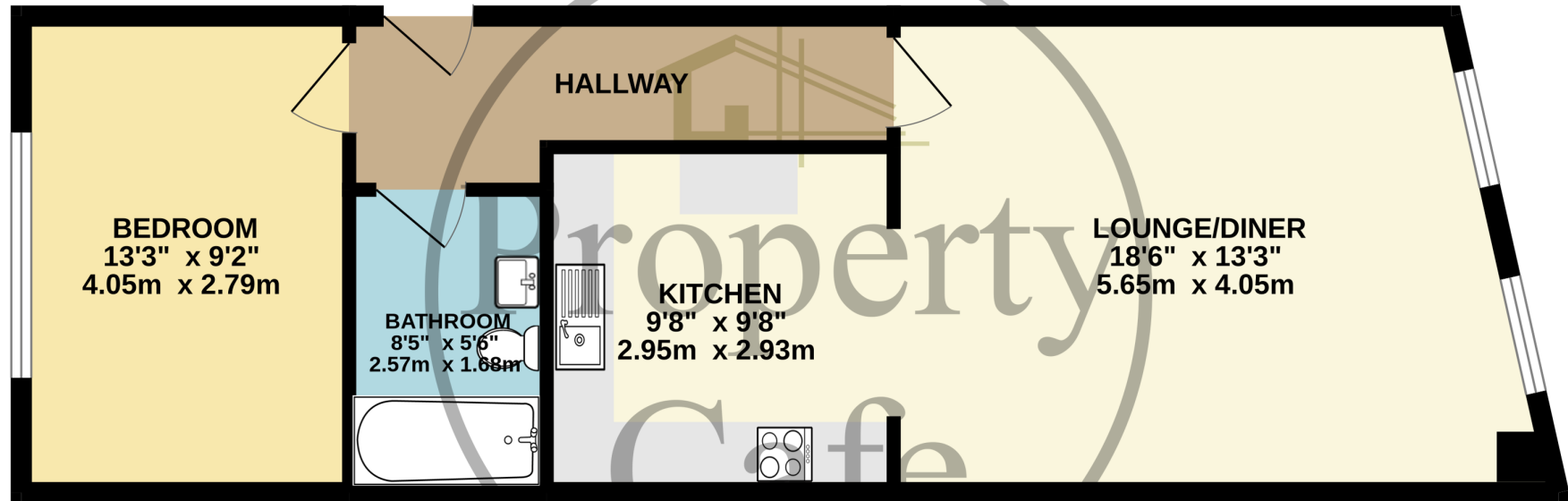
1x Week holding deposit = £225.00

5x Week security deposit = £1,125.00

Minimum income required = £29,250



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

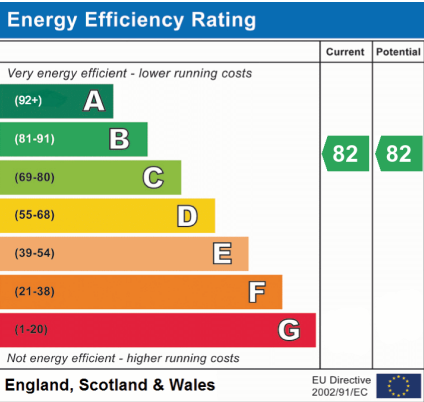


TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

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: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: No Parking Available.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (82)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
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.

- First floor flat to let
- One double bedroom
- Sought after Little Common village location
 - Bespoke integrated kitchen
 - Bespoke fitted bathroom.

- Available mid September 2025
 - Spacious lounge/diner
- Gas central heating and double glazing
 - Beautifully presented.
 - Modern tones throughout