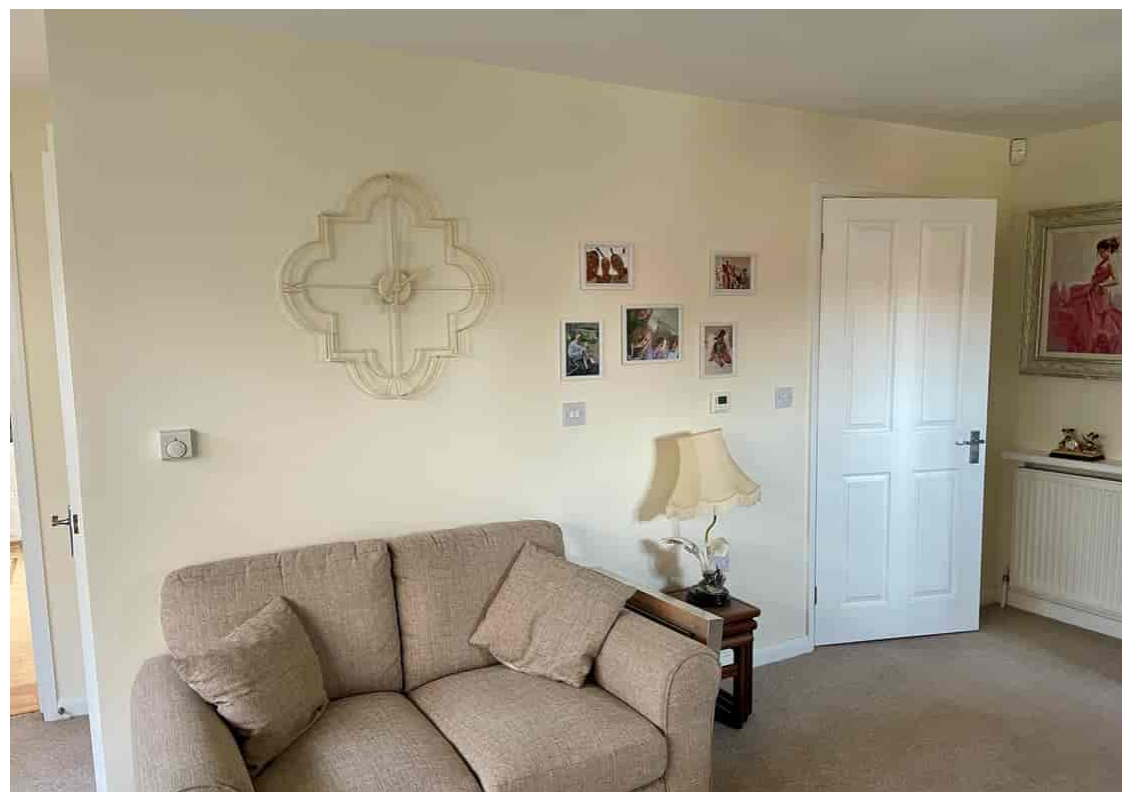
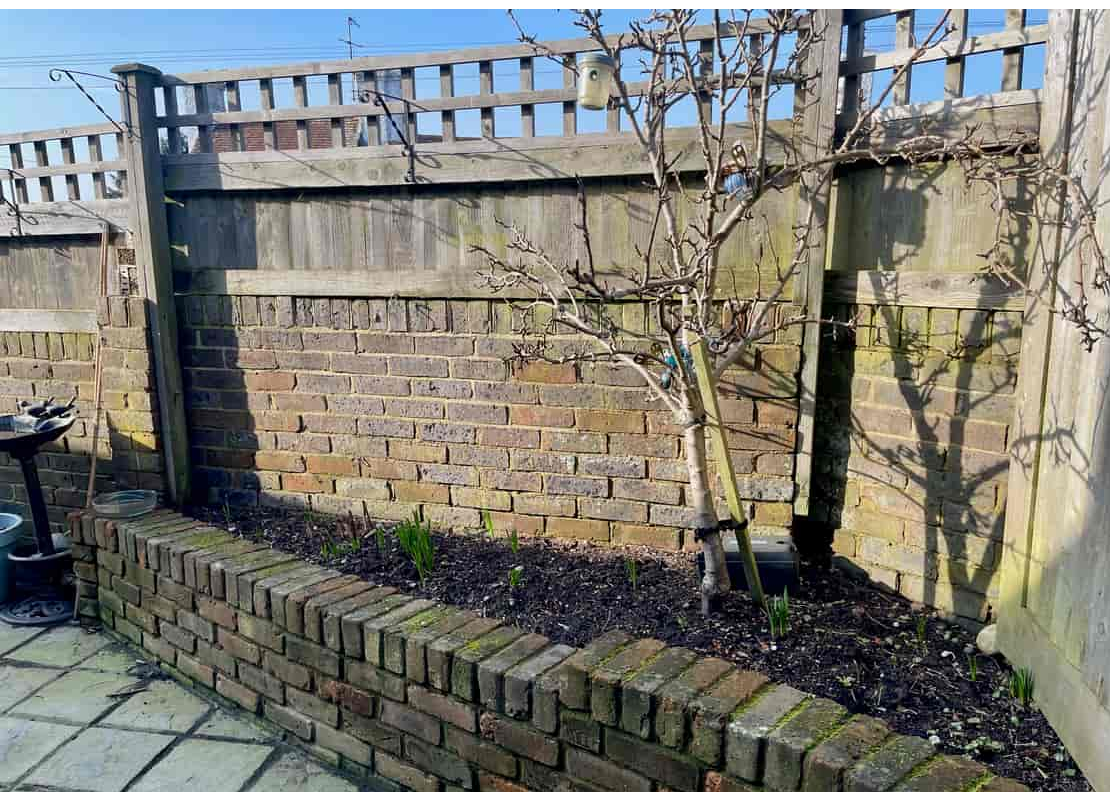




The Studio Lower Street, Ninfield, Battle, East Sussex, TN33 9ED
£700 pcm





Property Café are delighted to offer to the lettings market, this immaculately presented studio annex, situated in the sought after semi rural Ninfield location and just a short distance to Ninfield high street. Internally the property offers a spacious studio with ample space for sleeping and living, a modern fitted kitchenette and a walk in shower room with low level W.C. Additionally the property further benefits from oil fired central heating, double glazing, a neutral colour scheme and is being offered fully furnished with WIFI and all utility bills included. The property is available now on a long let and a minimum annual income of £21,000 per household is required to be eligible with Internal viewings highly recommended. For additional information or to arrange your internal viewing please call our Bexhill office on 01424 224488 option 2.

1x week holding deposit = £161.53

5x Week security deposit = £807.69

Minimum affordability required = £21,000 p.a






TOTAL APPROX. FLOOR AREA 326 SQ.FT. (30.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 C
Council Tax: Rate 1706.43
Parking Types: Off Street.
Heating Sources: Central. Double Glazing. Oil.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		100
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Here at Property Café 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.

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|---|--|
| <ul style="list-style-type: none">• Self contained studio annex.• Utility bills and WIFI included.<ul style="list-style-type: none">• Fully furnished.• Sought after Ninfield location.• Double glazing and oil fired central heating. | <ul style="list-style-type: none">• Modern fitted kitchenette.• Modern wetroom style shower room.<ul style="list-style-type: none">• Courtyard style garden.• Neutral decor throughout.• Available now on a long let. |
|---|--|