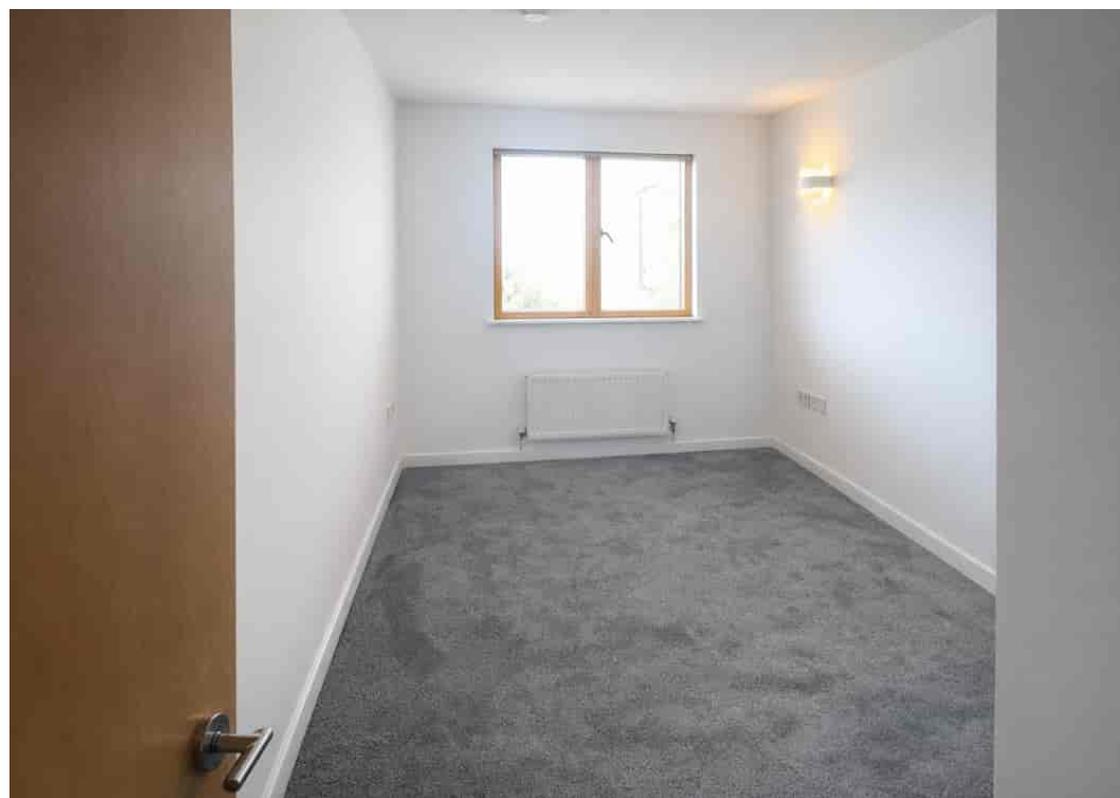




22 De La Warr Heights, 1 Marina, Bexhill, East Sussex, TN40 1DA
£1,250 pcm





Property Cafe are delighted to offer to the letting market this wonderful apartment situated on the 5th floor of a prominent purpose built seafront block in Bexhill town centre. Internally the accommodation comprises; Entrance hallway leading onto; Two good size double bedrooms, a master en-suite shower room with low level W.C, a family bathroom with shower over bath and low level W.C, a large hallway storage cupboard doubling up as a utility room and a large open plan lounge/diner with bespoke fitted fully equipped kitchen to include oven/hob, microwave, dishwasher and fridge freezer. The property benefits from built-in wardrobes, neutral decor and carpets, hardwood flooring, gas fired central heating, full double glazing, an audio/video security entry phone system, lift access to all floors and a balcony offering pleasant sea facing views. The property is available late April 2026 on a long let and a minimum annual income of £37,500 per household is required to be eligible for this property with internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

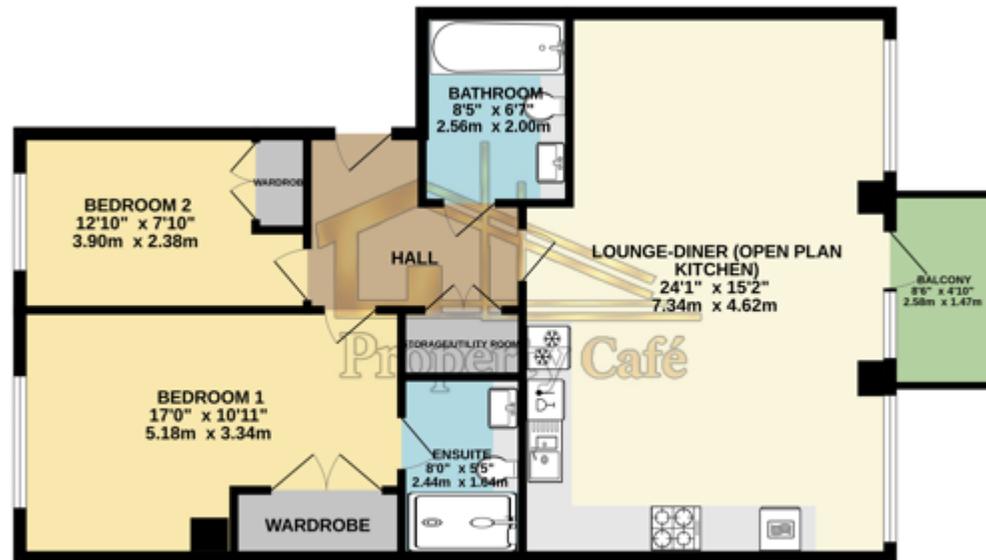
1x Week holding deposit = £288.46

5x Week security deposit = £1,442.30

Minimum income required = £37,500



FIFTH FLOOR
832 sq.ft. (77.3 sq.m.) approx.



TOTAL FLOOR AREA : 832 sq.ft. (77.3 sq.m.) approx.

While 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.
Made with floorplan 02/05

Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2327
Parking Types: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (84)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living. Lift access.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	84 84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

- Fifth floor with lift access.
 - Two double bedrooms.
 - Balcony and pleasant sea views.
 - Gas central heating and double glazing.
 - Modern fitted bathroom.
- Modern en-suite shower room.
 - Modern integrated kitchen/diner.
 - Spacious open plan lounge.
 - Town centre location.
 - Available late April 2026.