



Flat 7, 65 Amherst Road, Bexhill On Sea, East Sussex, TN40 1QN  
£1,050 pcm







Property Café are pleased to be delighted to offer this spacious ground floor flat to the lettings market, situated in a popular road, just a short distance away from Bexhill town centre with its array of shops, mainline railway station and stunning coastline. Internally the property benefits from a spacious living room/diner, two double bedrooms, a modern fitted kitchen and modern family bathroom. Additionally the property further benefits from; Double glazing, electric heating, an off road allocated parking space for one car and has been decorated in neutral tones throughout. The property is available to let late January 2026 and a minimum annual income of £31,500 per household is required to be eligible, with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our office.

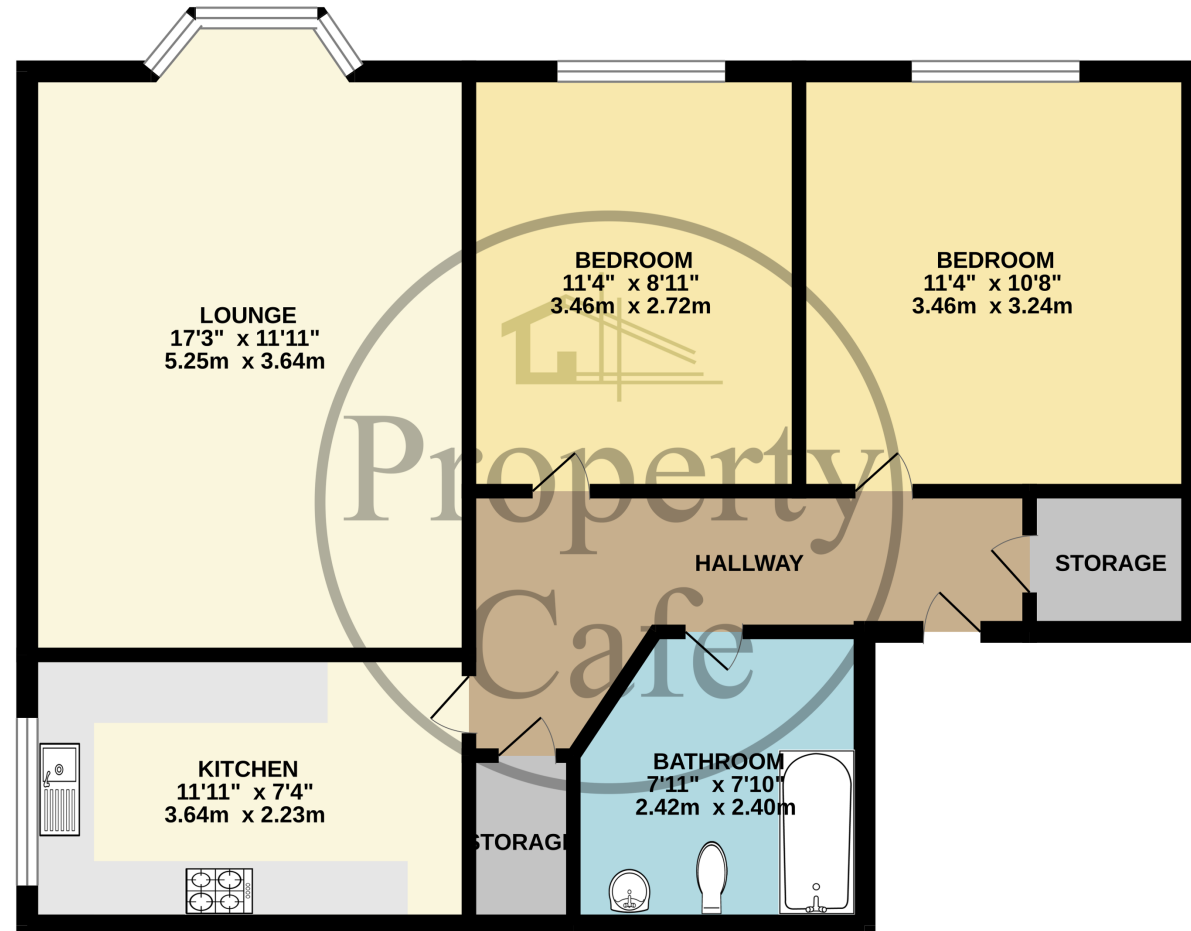
1x Week holding deposit = £242.30

5x Weeks security deposit = £1211.53

Minimum income required = £31,500



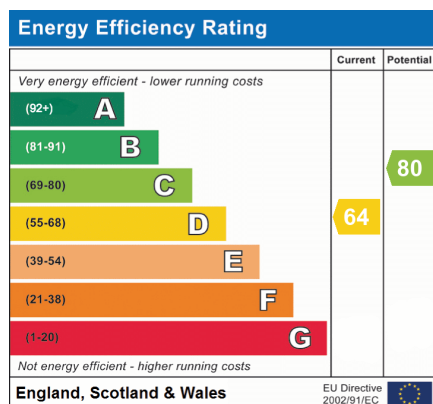
**GROUND FLOOR**  
**664 sq.ft. (61.6 sq.m.) approx.**



**TOTAL FLOOR AREA : 664 sq.ft. (61.6 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  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** Allocated.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**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.

- Ground floor flat to let.
- Two double bedrooms.
- Allocated off road parking space.
- Sought after location close to Bexhill town centre.
- Purpose built apartment.

- Modern fitted kitchen.
- Modern fitted bathroom.
- Spacious lounge-diner.
- Electric heating and double glazing.
- Available late January 2026.