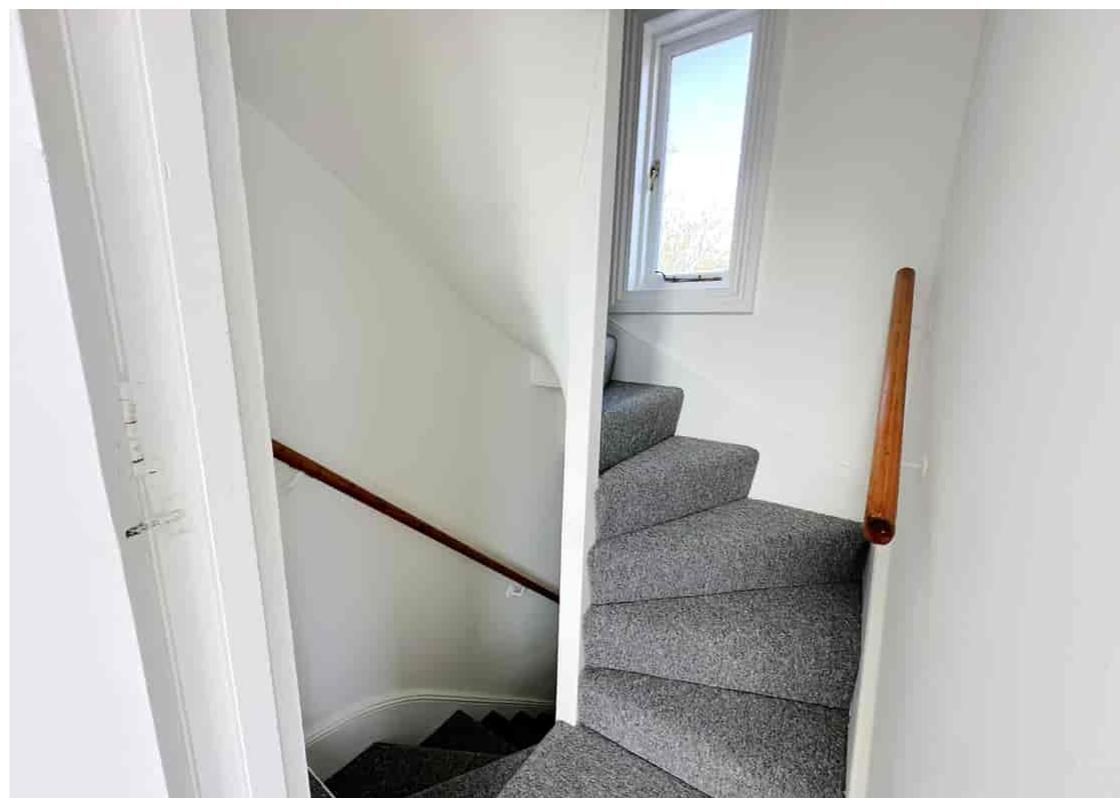




Flat 7 St Helens Road, Hastings, East Sussex, TN34 2LG
£800 pcm



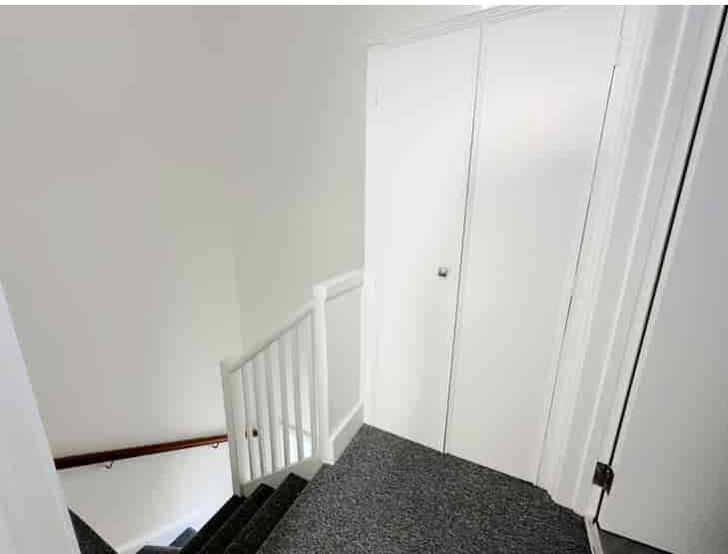


Property Cafe are delighted to offer to the lettings market this newly renovated split level flat, situated in a sought after location on the outskirts of Hastings town centre, close to transport links, amenities and Alexandra park. Internally the property is arranged with the first floor landing entrance and stairs rising to the second floor offering a spacious open plan dual aspect lounge with a brand new modern fitted kitchen with oven and hob and stairs rising to the second floor landing offers a small storage cupboard, a brand newly fitted modern bathroom with shower over the bath, and a spacious double bedroom with dormer window with a direct view over Alexandra park. In addition to being newly renovated, the property further benefits from double glazing, gas fired central heating, modern grey and white tones throughout, a security entryphone system and off road parking. This well proportioned and well positioned flat is available now on a long let with early viewing highly recommended, and a minimum annual income of £24,000 per household is required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

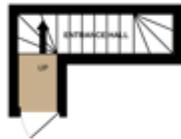
1x Week holding deposit = £184.61

5x Weeks security deposit = £923.07

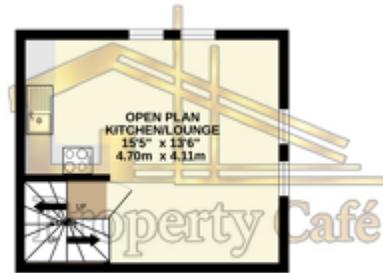
Minimum income required = £24,000



FIRST FLOOR
27' high (8.4 metres) approx.



SECOND FLOOR
20' high (6.1 metres) approx.



THIRD FLOOR
20' high (6.1 metres) approx.



TOTAL FLOOR AREA : 451 sq.ft. (41.9 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.

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Bedrooms: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: Off Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
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. 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.

- Newly renovated throughout.
 - Brand new kitchen, with oven and hob.
 - Brand new modern bathroom.
 - Double glazing and gas central heating.
 - Off road parking.
- Spacious double bedroom with beautiful view.
 - Dual aspect open plan lounge/kitchen.
 - Available now on a long let.
 - Sought after location.
 - Close to Hastings town centre and railway station.