



Sutton Place, Bexhill-on-Sea, East Sussex, TN40 1PH  
£1,195 pcm







Property Cafe are delighted to offer to the lettings market this well presented, second floor seafront flat situated in the sought after Galley Hill location, with uninterrupted views over the lawns towards the stunning coastline. Internally the property comprises, Entrance hallway leading onto, a spacious lounge with patio doors onto the south facing balcony offering pleasant sea views, a modern fitted kitchen with integrated oven and hob, a modern fitted bathroom with vanity sink and two excellent sized double bedrooms with purpose built storage. Additionally the property benefits include; Gas fired central heating, double glazing, a modern colour scheme and a single en-bloc garage. The property is available late October 2025, with a minimum annual income of £35,850 per household required to be eligible and early internal viewings highly recommended. For further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

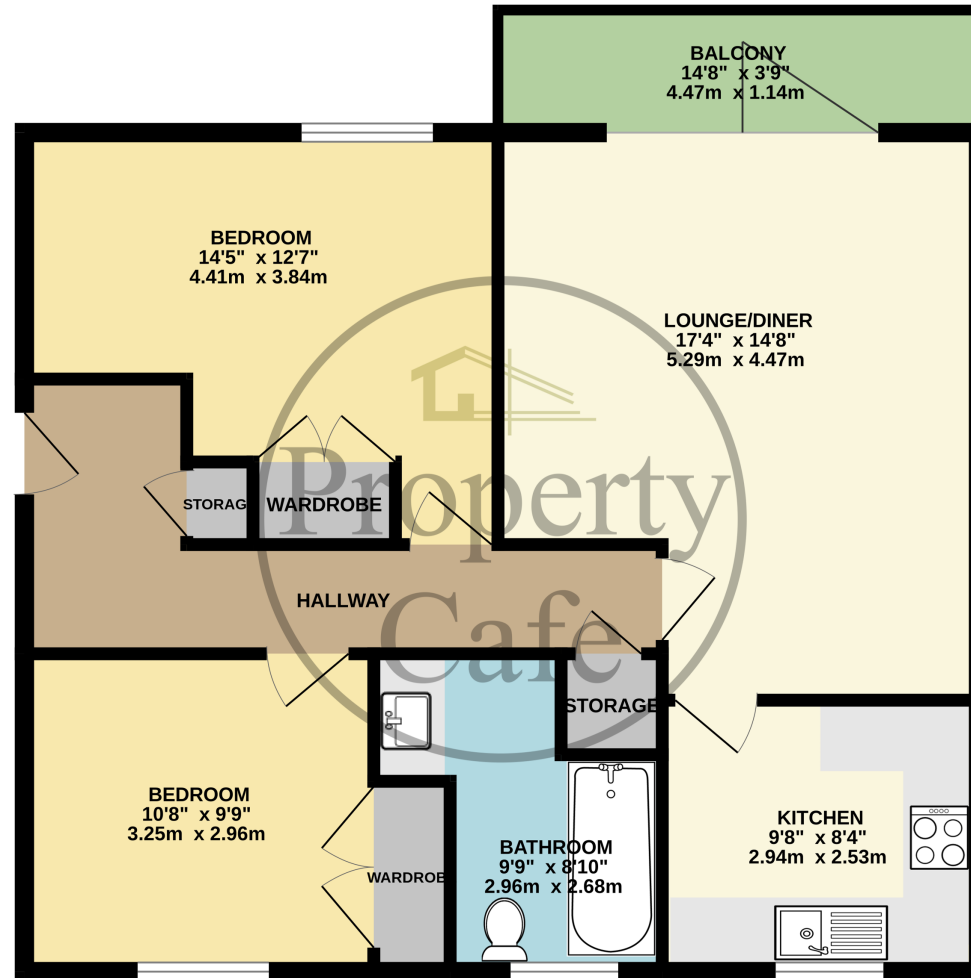
1x Week holding deposit = £275.76

5x Weeks security deposit = £1,378.84

Minimum income required = £35,850.



**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.




TOTAL FLOOR AREA : 746 sq.ft. (69.3 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  
**Parking Types:** On Street.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (76)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	





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.

- Two double bedrooms with built in storage.
  - Second floor flat to let.
  - Single en-bloc garage.
- Sought after Galley hill location.
- Gas fired central heating and double glazing.
- South facing balcony with sea views.
  - Modern fitted kitchen.
  - Modern bathroom.
  - Spacious lounge/diner.
  - Available late October 2025.