



14 York Road, Bexhill on Sea, East Sussex, TN40 2LB  
£1,350 pcm







Property Cafe are delighted to offer to let this beautiful detached bungalow to the letting market situated in a quiet residential cul-de-sac just a short distance to local amenities, the seafront and Ravenside Retail Park. Internally the property comprises; A spacious living room with ample space to relax and entertain guests opening into a modern fitted kitchen/diner overlooking the lawned rear garden, two good size double bedrooms and a modern family bathroom with shower over bath. Additional benefits include; Lawned front garden and rear gardens, off road parking for 2 cars, full double glazing and gas fired central heating and a modern colour scheme. This fantastic Bungalow is available late June 2025 on a long term let and A minimum annual income of £40,500 per household is required to be eligible for this property. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £311.53

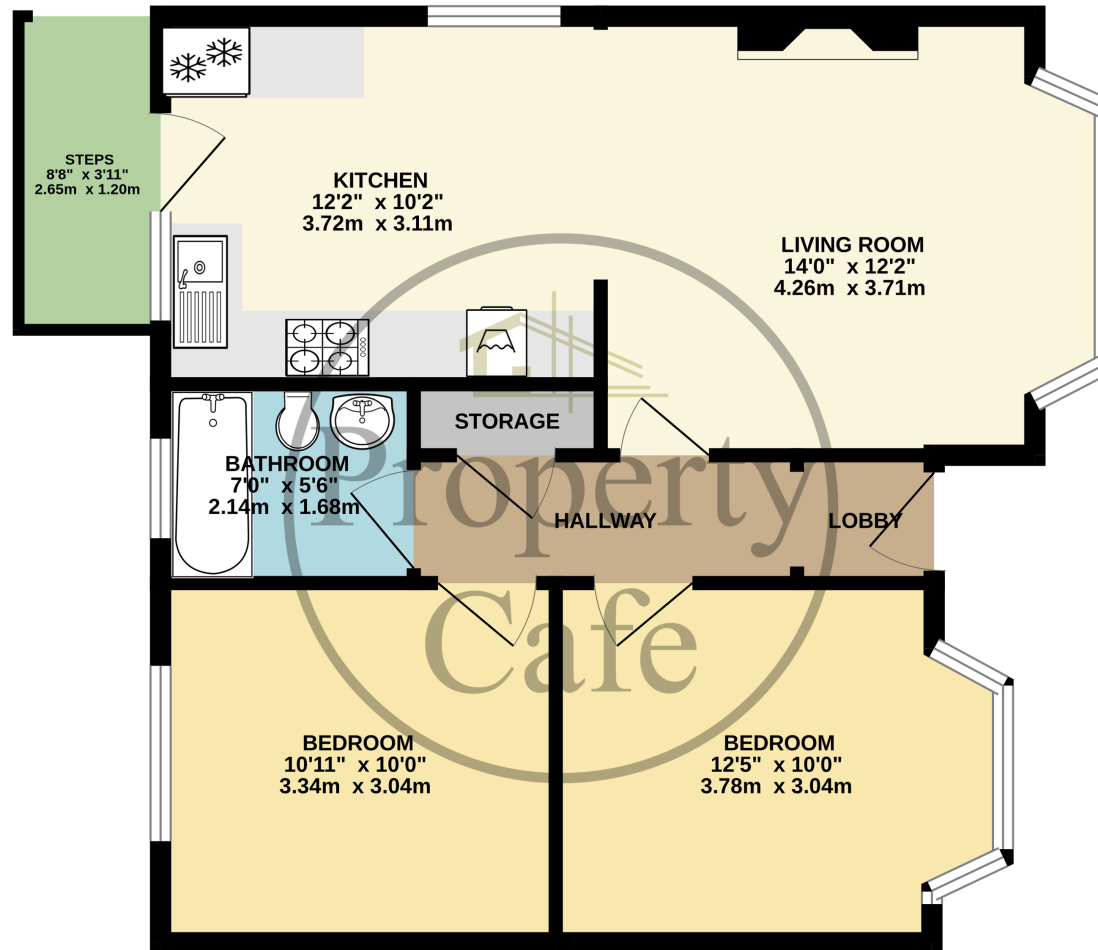
5x Weeks security deposit = £1,557.69

Minimum affordability required = £40,500





**GROUND FLOOR**  
**607 sq.ft. (56.4 sq.m.) approx.**

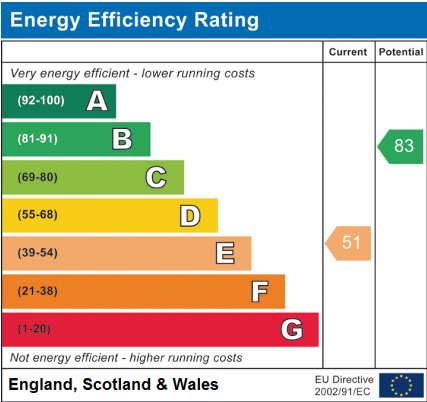


TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

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 C  
Council Tax: Rate 2277  
Parking Types: Driveway.  
Heating Sources: Central. Gas.  
Electricity Supply: Mains Supply.  
EPC Rating: E (51)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTP.  
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.

- Detached bungalow to let
- Two double bedrooms.
  - Off road parking
  - Cul-de-sac location.
- Double glazing and gas central heating

- Large lawned rear garden.
- Modern fitted kitchen
- Modern bathroom.
- Available late June 2025.
- Close to seafront and Ravenside retail park.