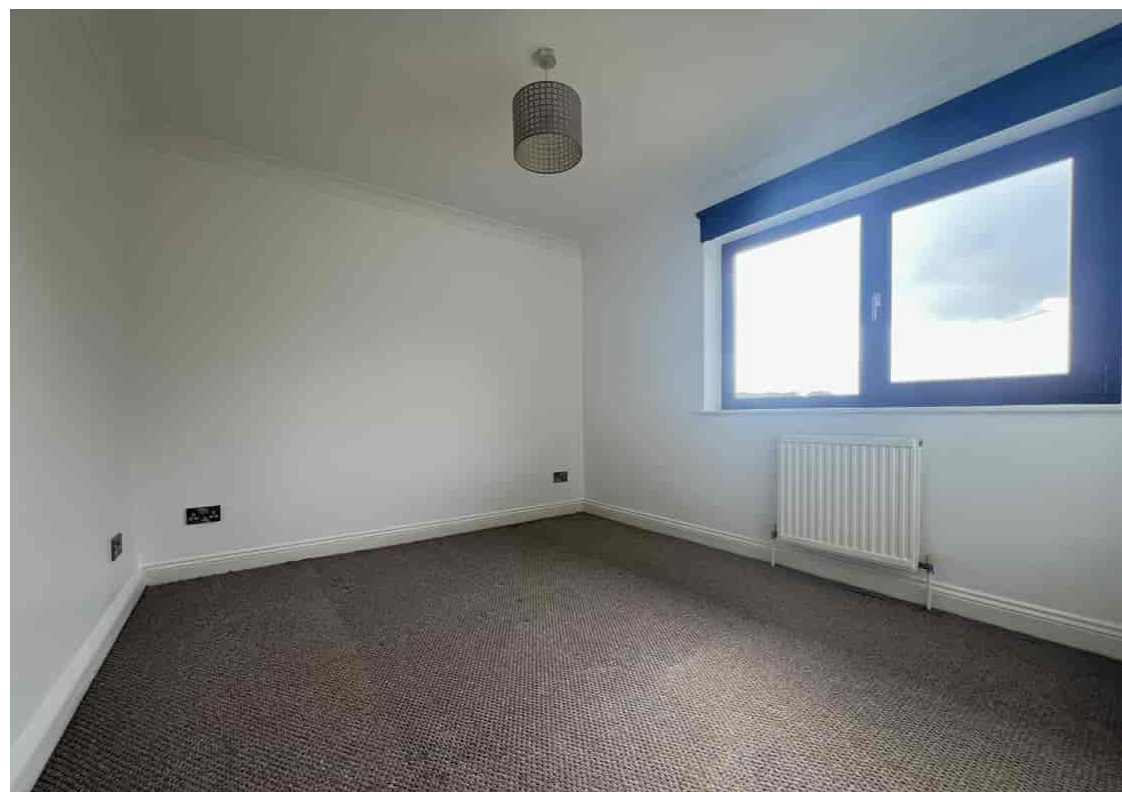




Flat 10, 133-135 De la Warr Road, Bexhill-on-Sea, East Sussex, TN40 2JJ
£1,100 pcm





Property Café are delighted to offer this well presented first floor apartment to the lettings market. The property is ideally situated close to Ravenside retail park with its array of shop. The property is also a short distance from Bexhill town centre and provides occupants with access to the towns mainline railway station and stunning seafront. Internally the property benefits from a modern kitchen with appliances, a spacious living room/diner, two double bedrooms, modern shower room and separate W/C. Additional benefits include lift access to all floors, gas central heating, double glazing, off road parking to the rear of the building and a South face private balcony. As you see from the photos, the property has been decorated in neutral tones throughout and is considered to be in an excellent condition throughout. The property is available now on a long let and internal viewings are recommended. A minimum annual income of £34,500 per household is required to be eligible for this property and for further information or to arrange your internal viewing, please contact Property Café today on 01424 224488 Option 2.

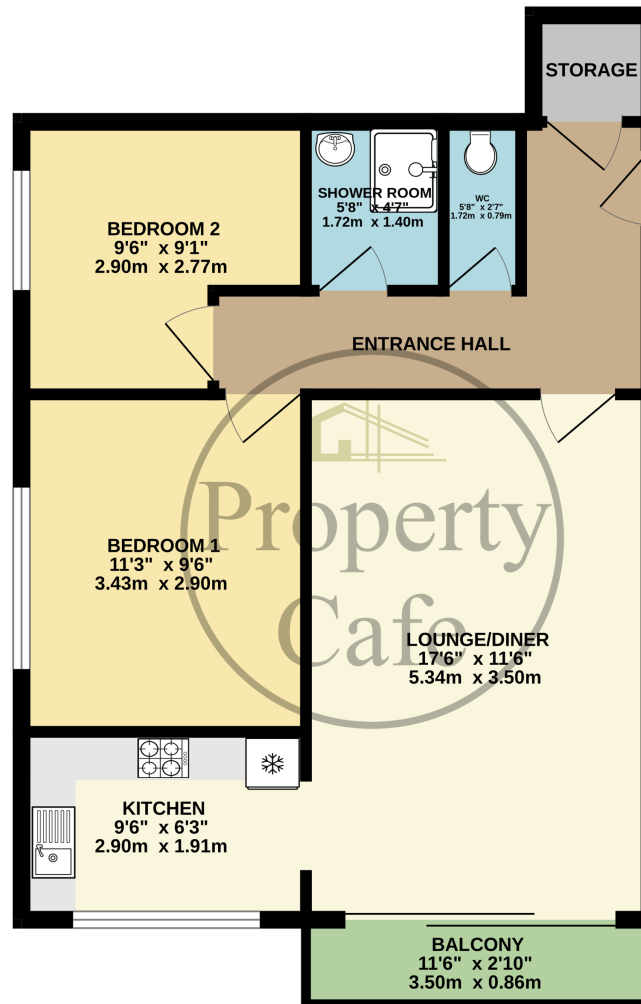
1 Week holding deposit = £265.38

5 Week security deposit = £1,326.92

Minimum income required = £34,500



GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.2 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: None.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (79)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



Here at Property Café 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 up to 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

- First floor purpose built apartment to let
 - Modern kitchen with appliances
 - Two double bedrooms
 - Private balcony
 - Spacious living room/diner
- Modern shower room with separate W/C
 - Gas central heating
 - Double glazing
 - Lift access
 - Off road parking