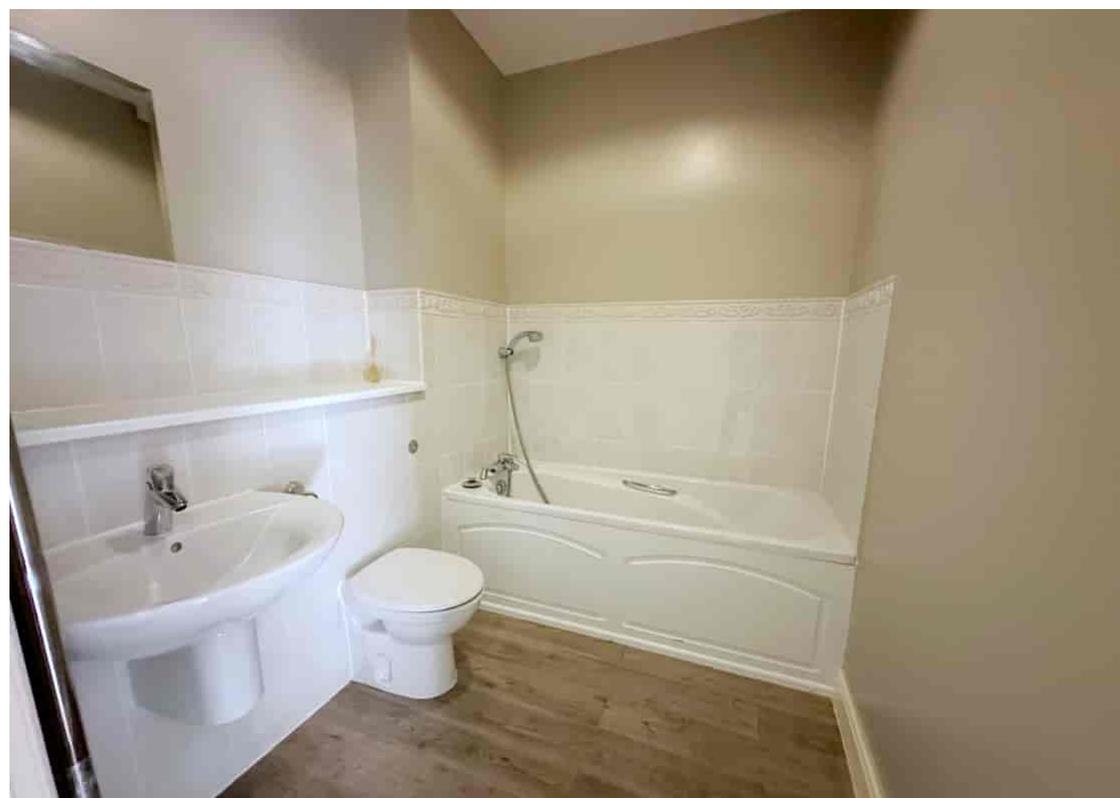
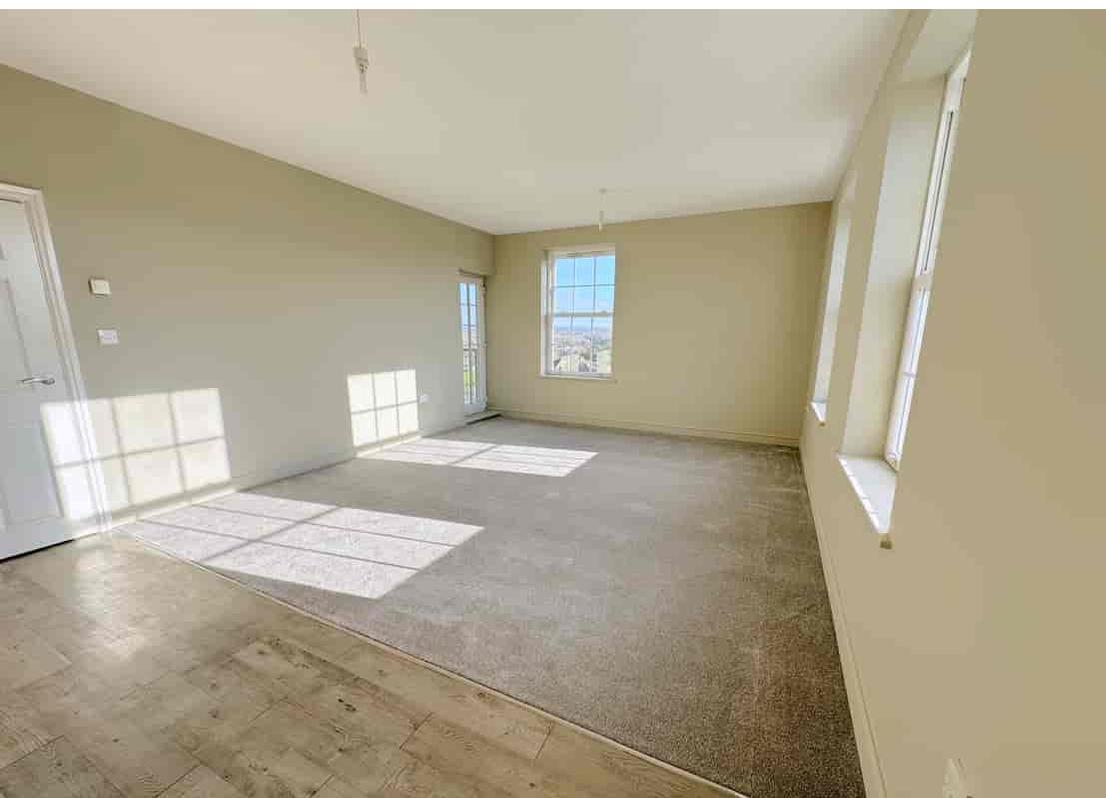




Flat 12 Paradise Walk, Bexhill On Sea, East Sussex, TN40 2LG  
£1,100 pcm





Property Cafe are delighted to offer to the lettings marketing this spacious second floor flat situated with a South facing, far reaching, sea view across Bexhill and St Leonards whilst offering easy accessibility to bus stops, Bexhill college, Ravenside retail park and Coombe Valley bypass, making this an ideal location for commuters. Internally the property offers well kept communal areas, with security entryphone system and lift access to all floors and a spacious flat entrance hallway with two storage cupboards and access onto a modern open plan lounge/kitchen with integrated oven, hob and fridge-freezer whilst serving access onto the south facing spacious balcony offering pleasant views, two double bedrooms, with the master bedroom offering a modern en-suite shower room, and a family bathroom with shower over bath. Additionally the property further benefits from underfloor heating, double glazing, a newly decorated neutral colour scheme and a dedicated resident only parking space. This wonderful property is available now on a long let and a minimum annual income of £33,000 is required to be eligible, with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please call our office on 01424 224488 Option 2.

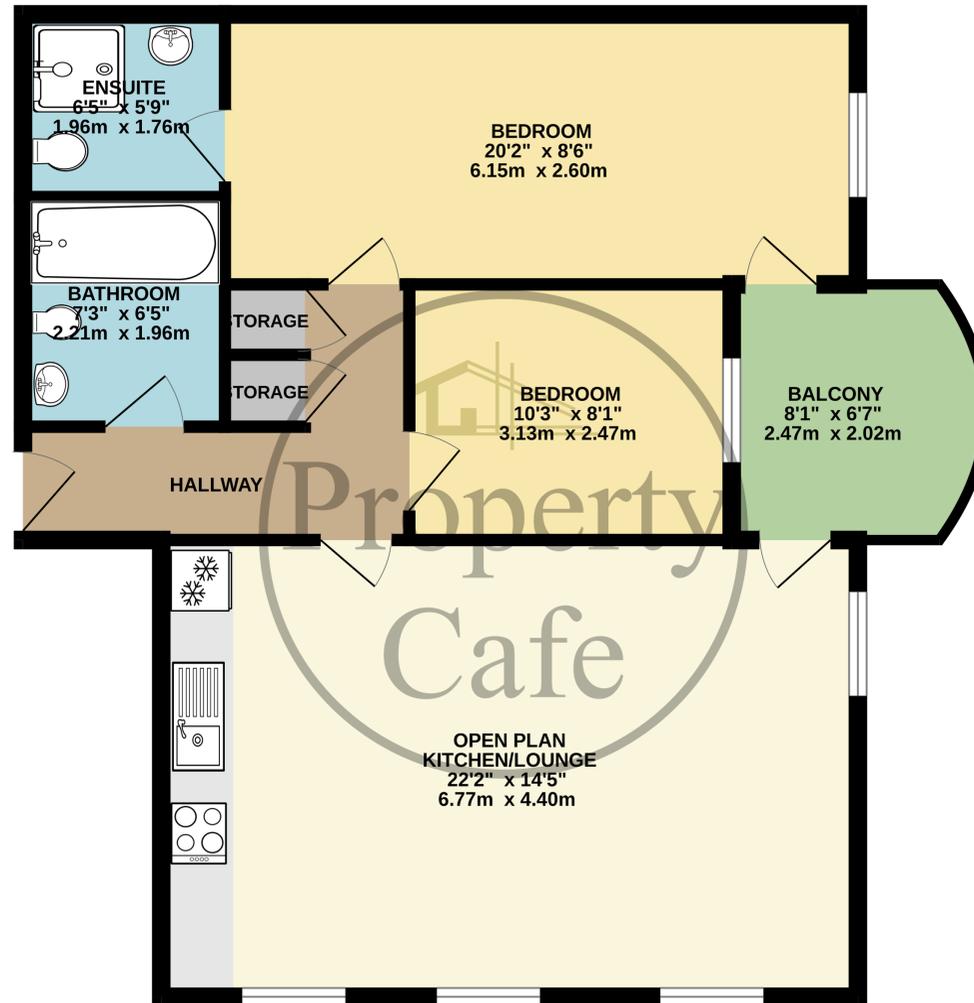
1x Week holding deposit = £253.84

5x Week security deposit = £1,269.23

Minimum income required = £33,000



**GROUND FLOOR**  
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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:** Allocated. Residents.  
**Heating Sources:** Electric. Underfloor Heating.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (84)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Lateral living.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.
  - Sought after South facing position.
    - Allocated resident parking only.
  - Newly decorated and carpet in neutral tones.
    - Underfloor heating and double glazing.
- Second floor flat to let.
  - Dual aspect open plan living.
  - Modern kitchen with integral appliances.
  - Master bathroom and en-suite shower room.
  - Security entryphone system and lift access.