



Flat 3, 208 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4TR  
£1,400 pcm







Property Café are delighted to offer to let this immaculately presented first and second floor flat situated in a sought after Cooden residential location, offering a unique position overlooking the 18th Green of Cooden golf course and beautiful far reaching views, close proximity to Cooden train station and the seafront. Internally this property boasts an impressive size with ample natural lighting and in brief comprises; Well kept communal entrance leading onto the first floor flat entrance, into hallway offering access onto the dining area with a breakfast bar separating the modern integrated kitchen, under stairs storage, two good size double bedrooms, an office/study and a modern fitted four piece bathroom suite with bath and large walk in shower. Stairs rising to the second floor offer access onto the spacious lounge with far reaching sea views and an inglenook perfect as a reading area. Additional benefits comprise; Full double glazing and gas fired central heating system, modern décor and carpets throughout and on street parking close by. This fantastic property is available now and internal viewings are highly recommended with a minimum annual income of £42,000 per household 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.

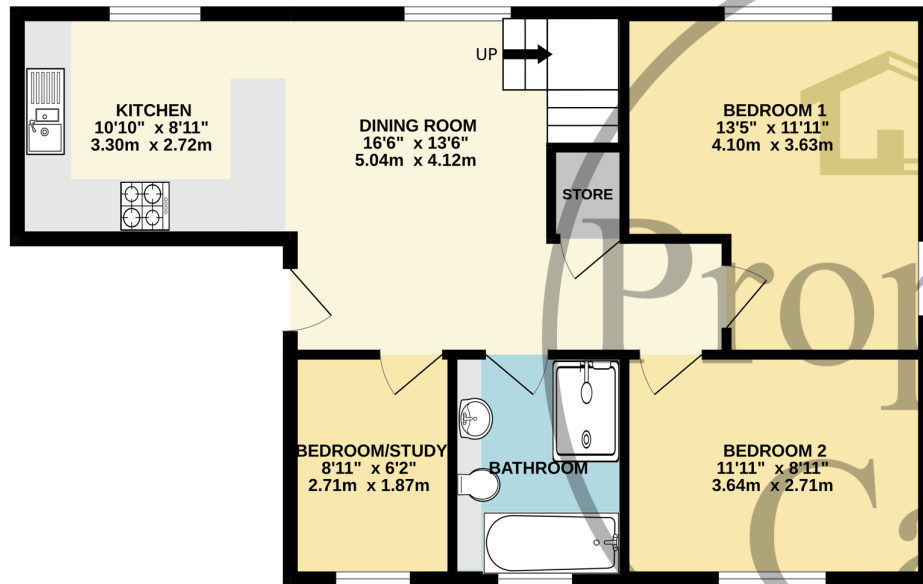
1x Week holding deposit = £323.07

5x Week security deposit = £1000.00

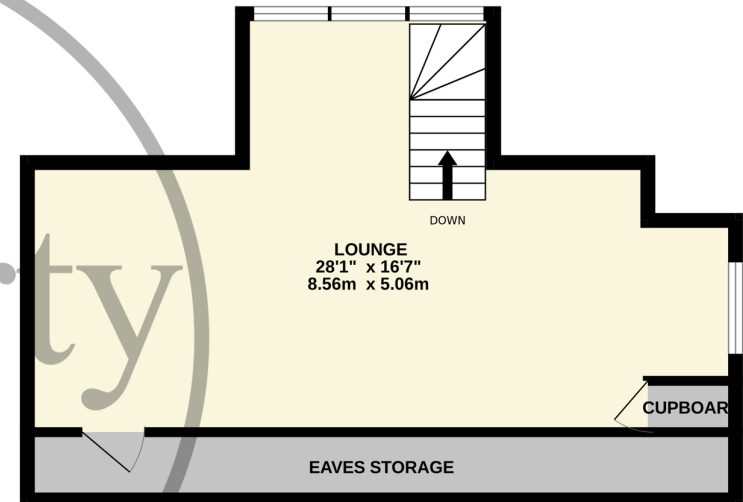
Minimum affordability required = £42,000



**1ST FLOOR**  
661 sq.ft. (61.4 sq.m.) approx.



**2ND FLOOR**  
427 sq.ft. (39.6 sq.m.) approx.




**TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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:** 3  
**Receptions:** 1  
**Council Tax:** Band C  
**Council Tax:** Rate 2168  
**Parking Types:** On Street.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (56)  
**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>		72
(55-68) <b>D</b>	56	
(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.

- Overlooking the 18th Hole at Cooden golf course.
  - Close to the railway and Cooden beach.
  - Two double bedrooms and single/study.
    - Two reception rooms.
    - Modern integrated kitchen.
    - Sought after Cooden location.
- Open plan lounge with stunning views.
- Double glazing and gas central heating.
  - Four piece bathroom suite.
  - Neutral decor throughout.
  - Reduced deposit amount