



3 Scholars Walk, Bexhill-on-Sea, East Sussex, TN39 5GA  
£1,600 pcm





Property Cafe are delighted to offer to the lettings market this well presented mid terraced town house situated in the highly sought after development within walking distance of Bexhill Academy, Glenleigh Park school and Charters Ancaster nursery.

Internally the property comprises, Entrance hallway offering access onto, A modern fitted kitchen, spacious lounge with French doors opening out to the good sized rear garden, downstairs W.C and stairs rising to the first floor landing with airing cupboard offers access onto a master bedroom and en-suite shower room and a second spacious double bedroom. Stairs rising to the second floor offers access onto a family bathroom suite, a large double bedroom with ensuite shower room and a fourth double bedroom. Additionally the property is further completed by gas fired central heating, double glazing, allocated parking for two cars and neutral decor throughout. The property is available mid June on a long let and a minimum annual income of £48,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Weeks holding deposit = £369.23

5x Weeks security deposit = £1,846.15

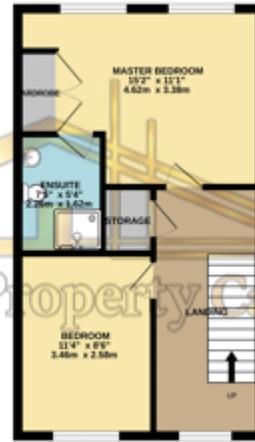
Minimum income required = £48,000



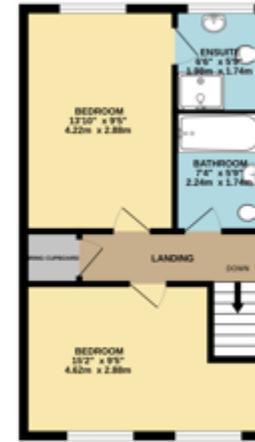
GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.4 sq.m.) approx.

While 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:** 4  
**Receptions:** 1  
**Council Tax:** Band D  
**Parking Types:** Allocated.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (76)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	76	
(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>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Here at Property Cafe Limited we believe in full transparency. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Mid terraced townhouse to let.
  - Four double bedrooms.
  - Allocated parking for two cars.
  - Two ensuite shower rooms.
- Close to Bexhill Academy, Glenleigh park and Charters Ancaster.

- South Facing lawned rear garden.
- Double glazing and gas central heating.
- Modern kitchen and family bathroom.
  - Available mid June on a long let
  - Neutral decor throughout.