



Flat 10, 23 Hastings Road, Bexhill-on-Sea, East Sussex, TN40 2HJ
£1,100 pcm





Property Cafe are delighted to offer to let this immaculately presented first floor flat situated in the sought after Bexhill old town location within easy reach of Bexhill town centre and the mainline railway station. Internally the property offers bright and airy accommodation comprising; Entrance hallway with built in storage leading onto a modern fitted shower room, a large double bedroom with built in wardrobe and en-suite bathroom with low level W.C, additionally there is a second single bedroom and a spacious lounge/diner opening into the modern fitted kitchen with integrated oven and hob and ample space for appliances. The property has been decorated in neutral tones with floor coverings to match, dual aspect views, electric heating and full double glazing, a security entry phone system, lift access and immaculately kept grounds and communal areas. This wonderful property is available to let late August 2025 and internal viewings are highly recommended. A minimum annual income of £33,000 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.

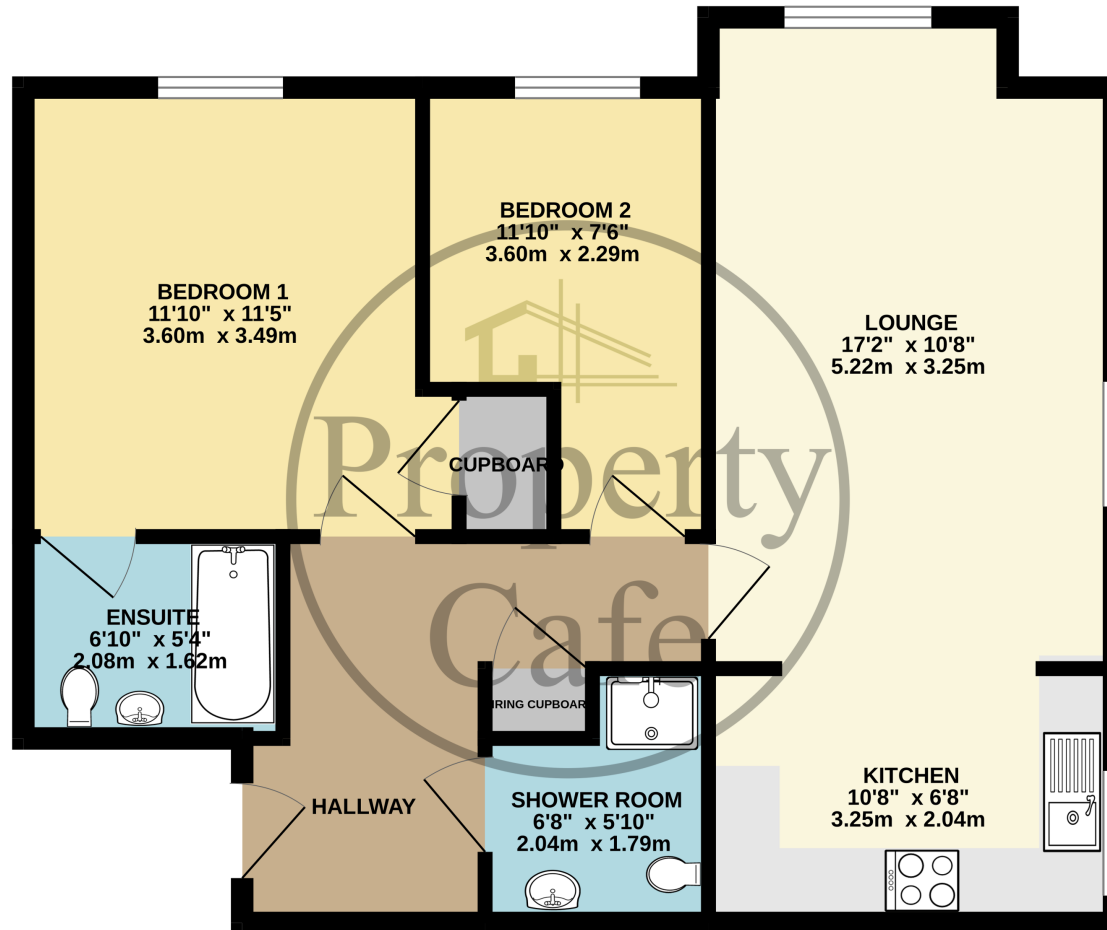
1x Week holding deposit = £253.84

5x Weeks security deposit = £1269.23

Minimum income required = £33,000




GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.3 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:
Council Tax: Rate 1992
Parking Types: Allocated. Off Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (80)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(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 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.

- First floor flat to let.
- Allocated off road parking space.
- Security entry phone and lift access.
- Electric heating and double glazing.
- Bexhill old town location
- Two bedrooms.
- Modern fitted open plan kitchen.
- Modern fitted shower room and Ensuite bathroom.
- Neutral decor throughout.
- Available late August 2025.

www.propertycafe.co



01424 224488