



Flat 4, 48 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JE
£800 pcm





Property Cafe are delighted to offer to the lettings market this second floor flat situated in the heart of Bexhill town centre, just a short distance from the seafront promenade, mainline railway station and fantastic array of bars/restaurants and local amenities. Internally the property benefits from a spacious open plan living room with bay window and sea view, a fitted kitchen with space for free standing appliances, two bedrooms and a modern fitted shower room with low level W.C. Additionally the property has been decorated in neutral tones throughout and benefits from double glazing and electric heating. children are accepted and housing benefit will be negotiable and is available now on a long let with a minimum annual income of £24,000 per household. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 option 2.

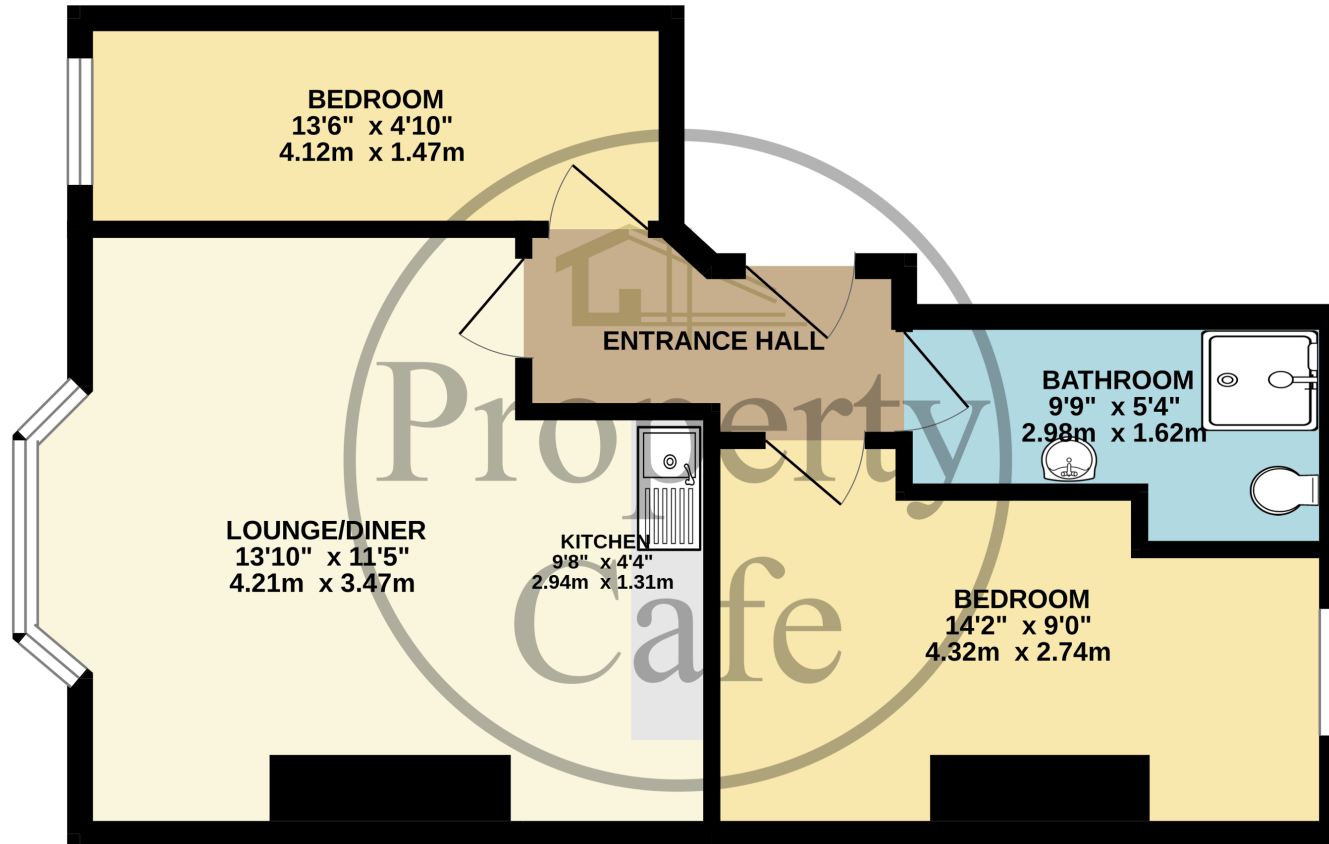
1x Week holding deposit = £184.62

5X Weeks security deposit = £923.07

Minimum income required = £24,000



GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 428 sq.ft. (39.7 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 A
Council Tax: Rate 1708
Parking Types: On Street. Permit.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (60)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |



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.

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| <ul style="list-style-type: none">• Second floor flat.• Two bedroom flat to let.• Bay window with sea view. | <ul style="list-style-type: none">• Modern shower room• Open plan lounge/kitchen.• Neutral colour scheme. |
| <ul style="list-style-type: none">• Children and housing allowance considered.• Town centre location. | <ul style="list-style-type: none">• Double glazing and electric heating.• Available now. |