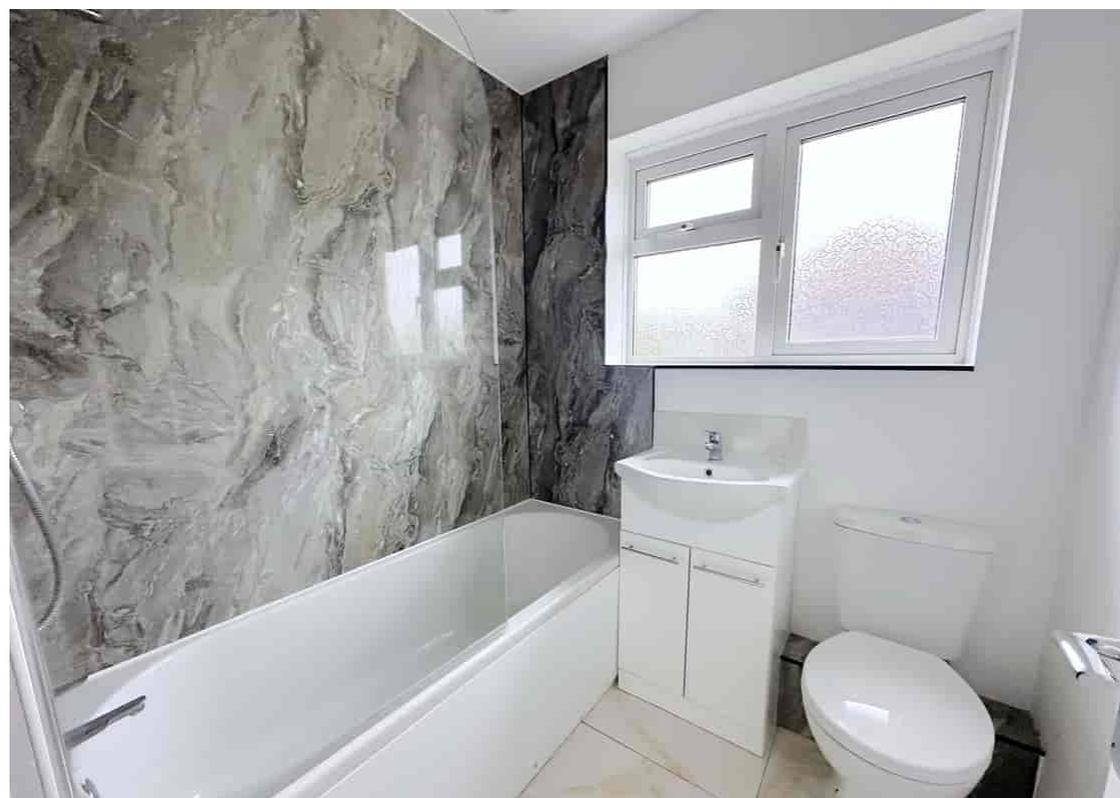




23 Warnham Gardens, Bexhill-on-Sea, East Sussex, TN39 3SP
£1,950 pcm





Property Cafe are delighted to offer to the lettings market this spacious detached family home to the lettings market, situated in a sought after residential of Cooden and just a short distance to Cooden Beach railway station. Internally the property boasts an impressive size throughout and in brief comprises; Off road parking for 2 cars and a storm porch, A spacious entrance hallway with downstairs W.C, a very spacious lounge/diner, modern fitted kitchen with integrated oven and hob, a good size lawned rear garden and stairs rising to the spacious first floor landing offers access onto three double bedrooms, a good size single bedroom and a modern family bathroom. Additionally this beautifully presented property offers modern accommodation throughout with grey carpets, white tones, parquet flooring, double glazing, gas central heating and is available late January 2026 on a long let. A minimum annual income of £58,500 per household is required to be eligible and for additional information or to arrange your internal viewing, please contact our Bexhill office.

1x Week holding deposit = £450.00

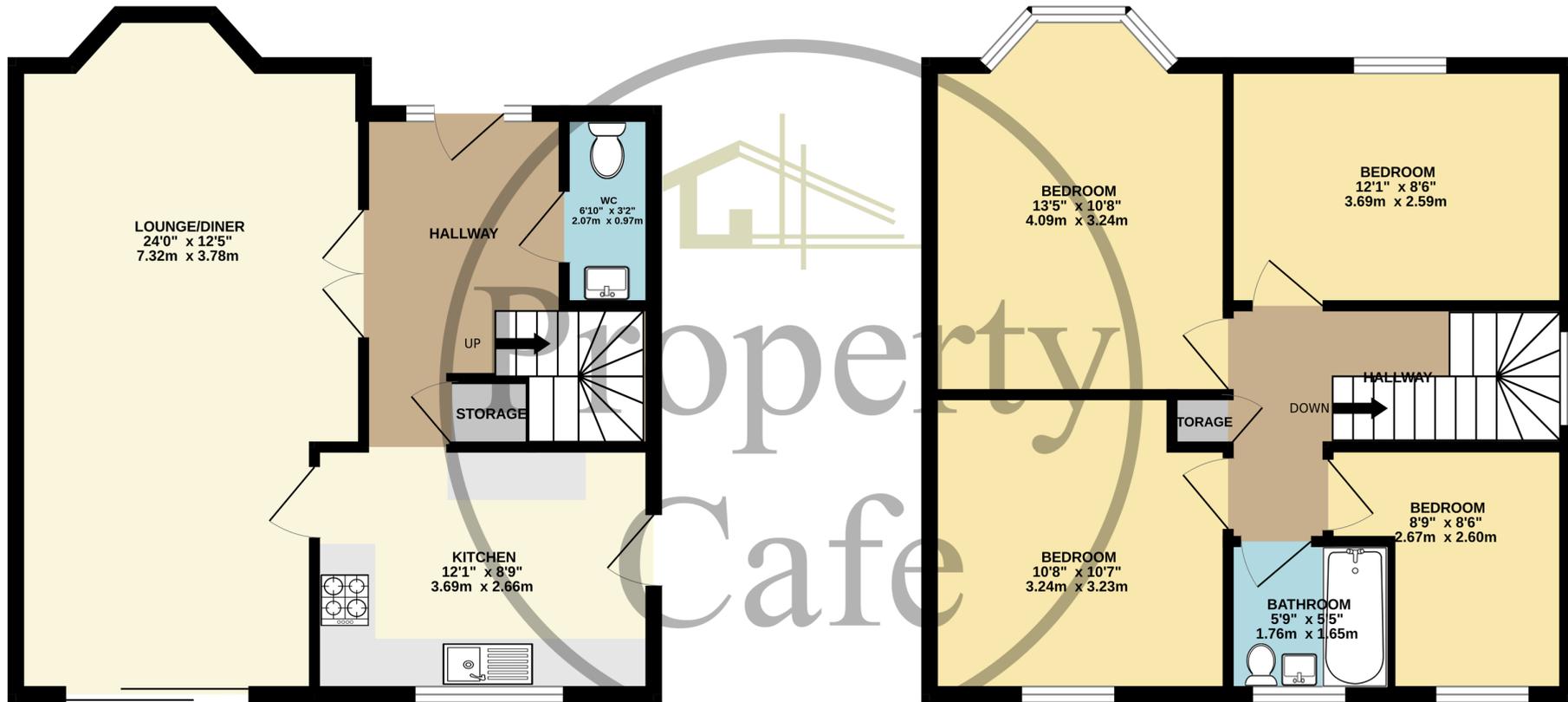
5x Weeks security deposit = £2,250.00

Minimum annual income = £58,500



GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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: 4
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
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		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	70	82

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.

- Four good size bedrooms.
 - Detached family home.
 - Off road parking for 2 cars.
 - Sought after Cooden location.
 - Lawned rear garden.
- Double glazing and gas central heating.
 - Spacious lounge/diner with parquet flooring.
 - Modern family bathroom.
 - Available late January
 - Modern kitchen with integrated oven and hob.