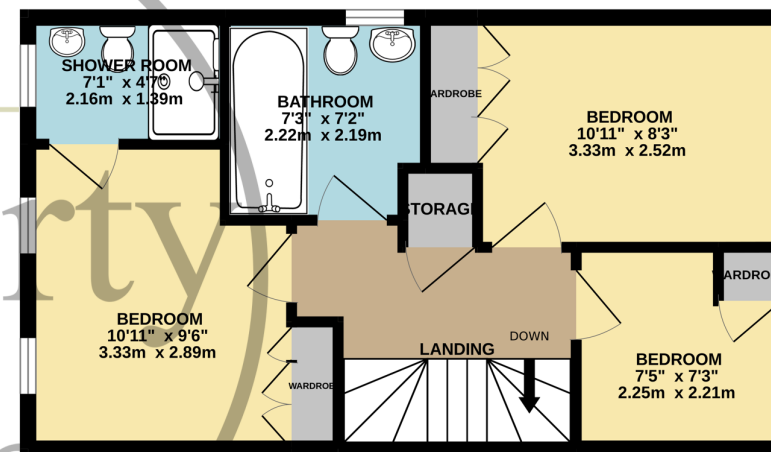
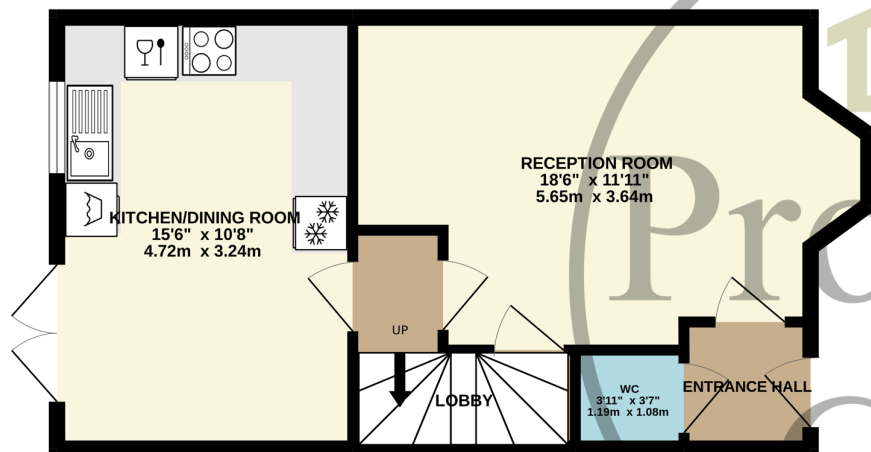




1 Paddock Way, Bexhill On Sea, East Sussex, TN39 4GH  
£1,600 pcm

**GROUND FLOOR**  
428 sq.ft. (39.8 sq.m.) approx.

**1ST FLOOR**  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA : 848 sq.ft. (78.8 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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Property Café are delighted to offer this stunning newly built home in the Rosewood Park development set on the outskirts of Little Common village, with its array of local shops and amenities and with excellent transport links into Bexhill, Eastbourne and surrounding areas and close to Eastbourne District General Hospital and Conquest hospital. Internally this property has been finished to the highest standard with a neutral colour scheme, with modern white and grey tones and the accommodation comprises; Entrance hallway lobby leading onto a down stairs W.C, a good size lounge with a cosy bay window and a large under stairs storage cupboard, a large modern fitted kitchen with integrated oven, hob, fridge freezer, dishwasher and washing machine opening into ample space for a dining table overlooking the enclosed rear garden which is mostly laid to lawn with a small patio area, great for relaxing or entertaining guests whilst benefitting from not being overlooked. Stairs rising to the first floor landing offer three good size bedrooms, two double bedrooms fitted with wardrobes and a large single bedroom, The master bedroom also has an plush ensuite shower room, there is also a large master bathroom with white suite, a shower over bath and a low level W.C. This fantastic family home is available to let on a long term basis and benefits further from gas central heating, full double glazing and has an allocated parking space large enough for two cars. Properties such as these rarely become available in the area so internal viewings are highly recommended. A minimum annual income of £48,000 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.

1x Week holding deposit = £369.23

5x Week security deposit = £1846.15

Minimum affordability required = £48,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

Bedrooms: 3  
 Council Tax: Band B  
 Council Tax: Rate 1985.16  
 Parking Types: None.  
 Heating Sources: Gas Central.  
 Electricity Supply: Mains Supply.

- Sought after little comon location.
- Semi detached family home to let.
- Modern fitted integrated kitchen / diner.
- Spacious lounge with bay window.
  - Three good size bedrooms.

Receptions: 2  
 EPC Rating: B (84)  
 Water Supply: Mains Supply.  
 Sewerage: Mains Supply.  
 Broadband Connection Types: FTTP.  
 Accessibility Types: None.

- Master bathroom and en-suite shower room.
  - Good size lawned rear garden.
- Gas central heating and double glazing
  - Large off road parking space.
  - Available end of May 2025