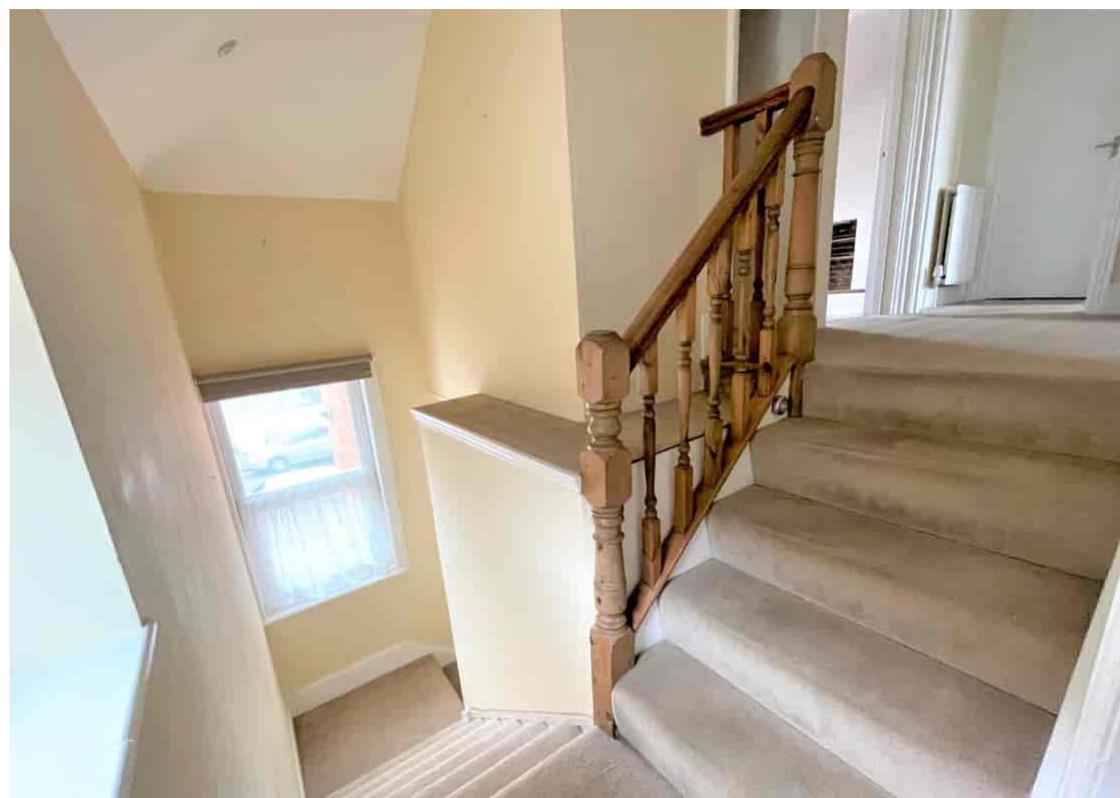
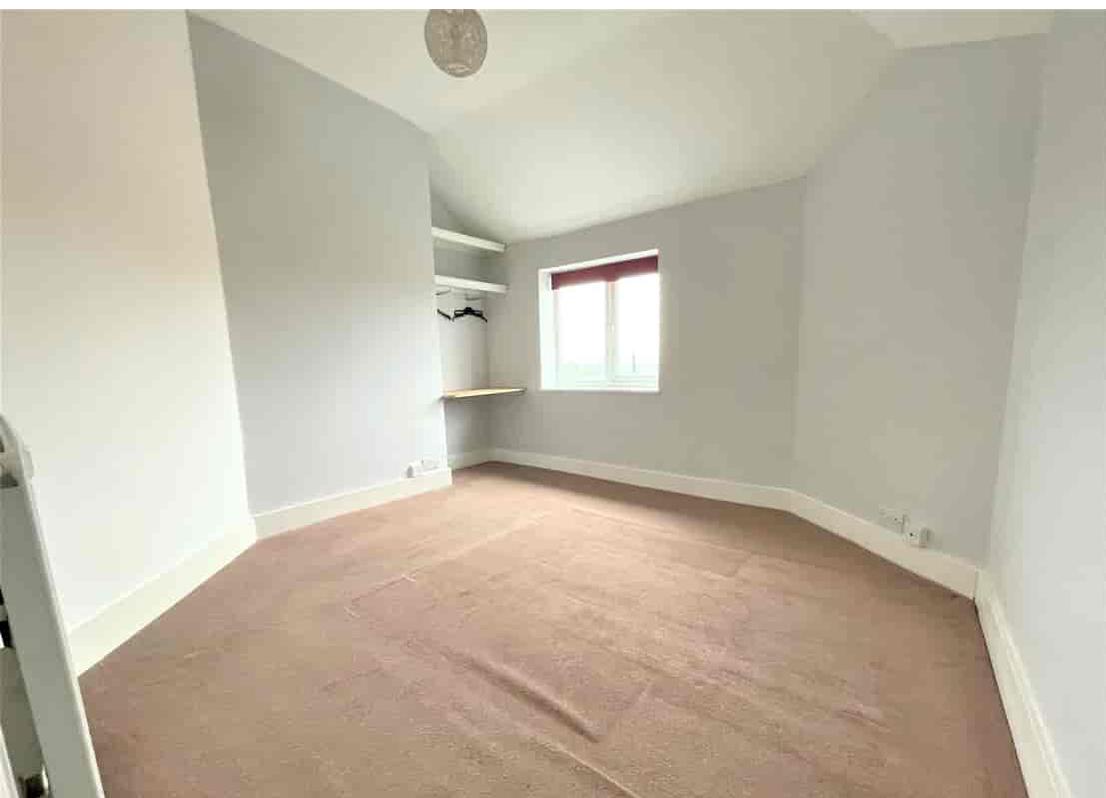




Flat 3, 69 Amherst Road, Bexhill-on-Sea, East Sussex, TN40 1QN
£975 pcm





Property Cafe are delighted to offer to let this wonderful Second floor flat situated on the outskirts of Bexhill town centre close to local shops, bars/restaurants, the mainline railway and seafront promenade. Internally the property comprises; Stairs rising to the entrance hallway giving access onto two good size double bedrooms, a good size lounge/diner with ample room to relax or entertain guests, a modern fitted kitchen with a range of cupboards and an integrated oven with hob and a modern fitted white suite bathroom with low level W.C and shower over bath. The property benefits from Gas central heating and double glazing, a neutral colour scheme and fantastic views across Bexhill and the Bexhill downs. The property is available late August 2025 on a long term let and a minimum annual income of £29,250 per household is required to be eligible with internal viewings a must to appreciate the size and location. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

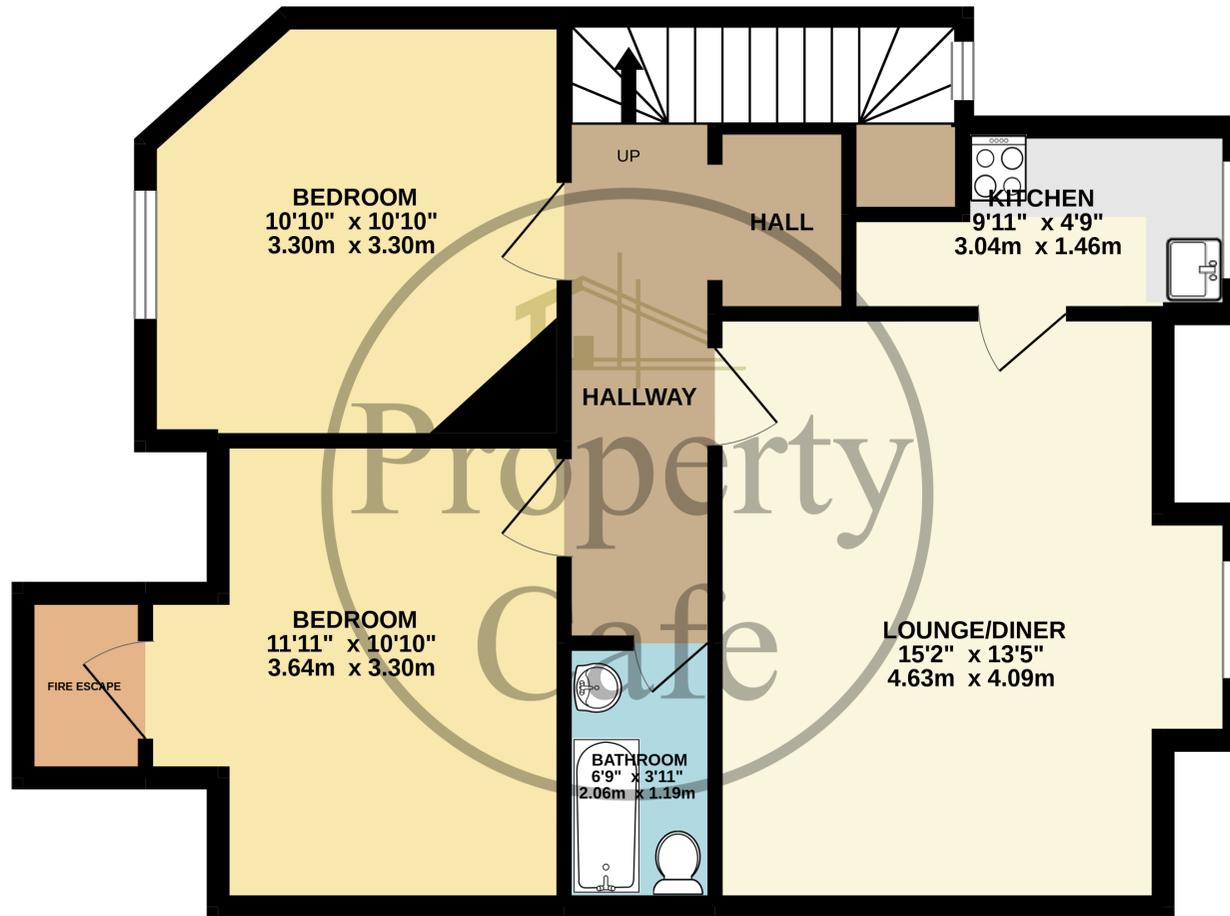
1x Week holding deposit = £225.00

5x Weeks Security deposit = £1,125.00

Minimum income required = £29,250.00



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 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: Band A
Council Tax: Rate 1626
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (56)
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>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	61
(39-54) E		
(21-38) F		
(1-20) G		
<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 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.

- Two double bedrooms
 - Top floor flat with fantastic views.
 - Close to Bexhill town centre.
 - Good size lounge/diner.
 - Double glazing and gas central heating.
- Close to mainline railway and amenities
 - Modern kitchen with integrated oven and hob.
 - Modern fitted bathroom.
 - Neutral decor throughout.
 - Available late August 2025.