



Flat 2 Birkdale, Bexhill-on-Sea, East Sussex, TN39 3TQ
£1,500 pcm





Property Cafe are delighted to offer to the lettings market this immaculately presented first floor flat situated in a sought after location just a short distance to Little Common village with its array of local amenities, restaurants, public transport links and primary school. Internally this impressive size property comprises; Communal porch and flat entrance with stairs rising to the first floor offering access onto three spacious double bedrooms, a modern four piece bathroom suite, a modern fitted kitchen with integrated appliances and a very spacious dual aspect lounge/diner with ample space for relaxing and entertaining guests. Additionally this impressive size property further benefits from; Gas fired central heating, full double glazing, a modern colour scheme, a single garage with electricity, an off road parking space with EV charging unit and is available now on a long let. Children are welcome and a minimum annual income of £45,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

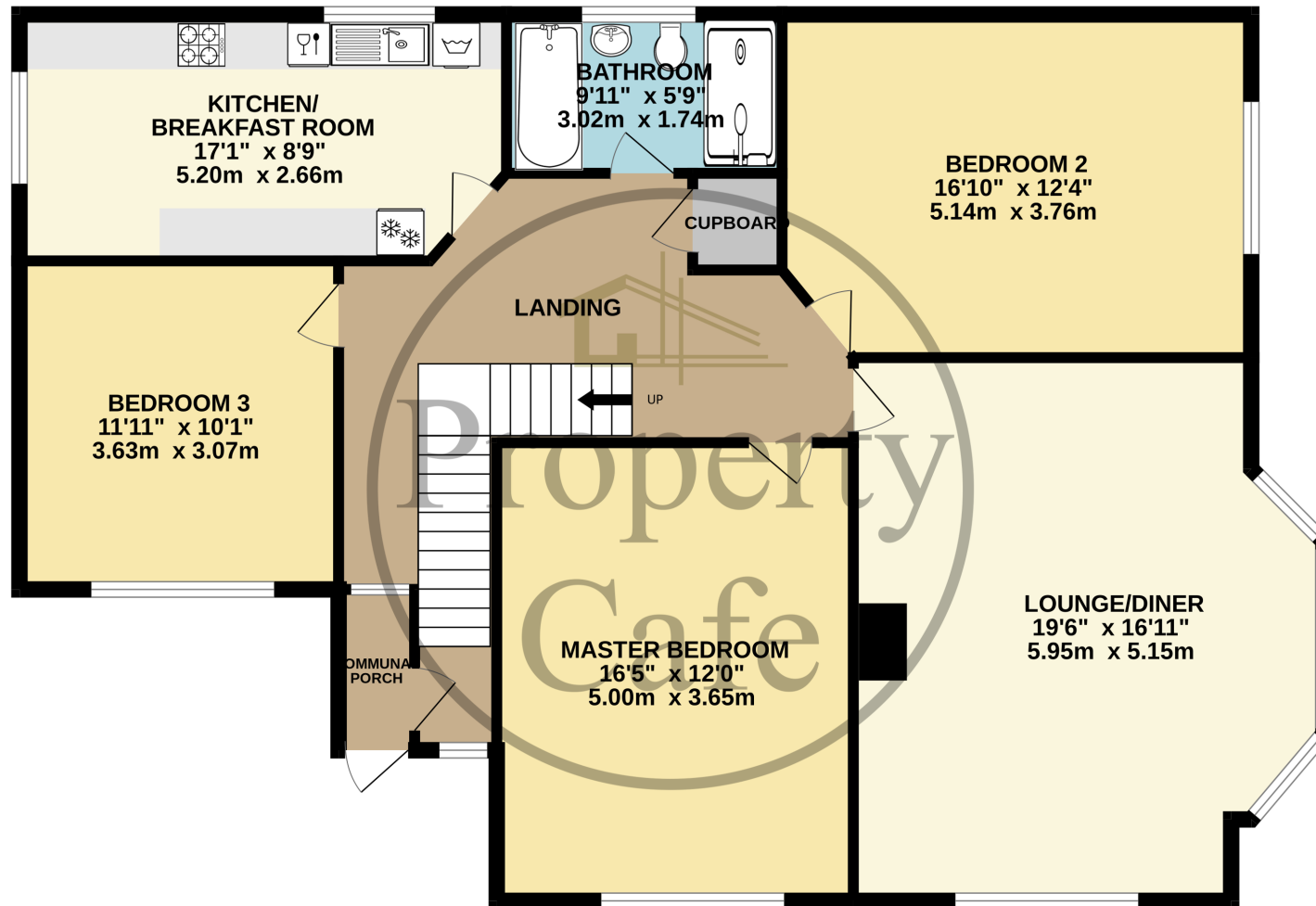
1x Week holding deposit = £346.15

5x Weeks security deposit = £1,730.76

Minimum income required = £45,000



FIRST FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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: 3
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2561
Parking Types: Allocated. EV Charging.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
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		
(92-100) A		
(81-91) B		
(69-80) C	73	76
(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.

- Sought after Little Common village location.
 - Spacious first floor flat to let.
 - Three very spacious double bedrooms.
 - Off road parking and single garage with electricity.
 - Double glazing and gas central heating
- Modern integrated kitchen/breakfast room.
 - Modern four piece, family bathroom suite.
 - Spacious dual aspect lounge/diner.
 - Close to public transport and schools.
 - Available now on a long let.