



The Cottage, 2a Albany Road, BEXHILL-ON-SEA, East Sussex, TN40 1BZ  
£1,000 pcm







Property Café are delighted to offer is beautifully presented one bedroom coach house style cottage to the lettings market. The property is situated in the heart of Bexhill town with it's array of shops, restaurants/bars, railway station, bus routes and stunning coastline. Internally the property comprises; Entrance hallway leading onto a good sized lounge with ample space to relax and entertain, a bright and airy modern kitchen with a range of cupboards and a breakfast bar with doors leading onto the pebble beach style private courtyard garden which boasts an impressive amount of natural sunlight, On the first floor can be found a modern fitted bathroom with electric shower over bath and hand wash basin, a separate toilet room and a large double bedroom with ample internal storage cupboards and wardrobes. Additional benefits include; Gas fired central heating, full double glazing, a private courtyard garden, allocated parking for one car, newly fitted carpets and recently redecorated throughout in neutral tones. This wonderful cottage is available to let now and a pet will be considered. A minimum annual income of £30,000 per household is required to be eligible for this property and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 option 2.

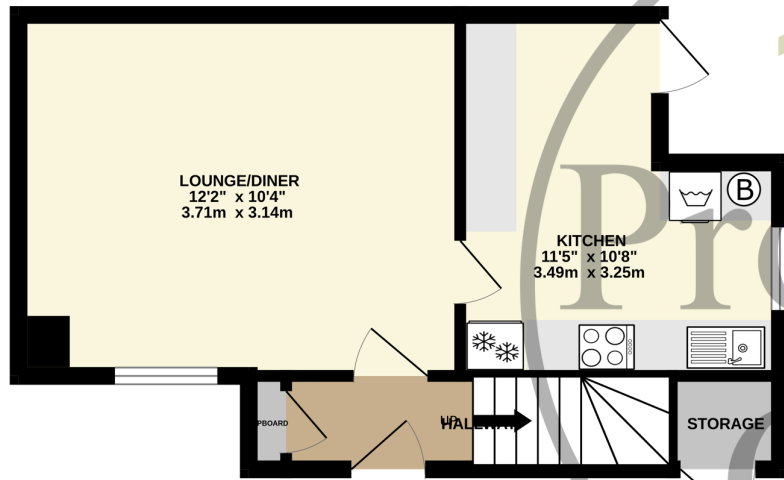
1x Week holding deposit = £230.76

5x Weeks security deposit = £1,153.84

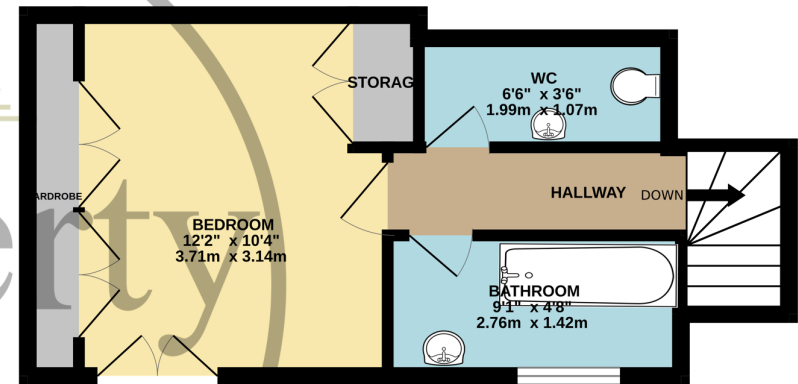
Minimum annual income require = £30,000



## GROUND FLOOR



## 1ST FLOOR



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:** 1  
**Receptions:** 1  
**Council Tax:** Band B  
**Council Tax:** Rate 1992  
**Parking Types:** Allocated.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (61)  
**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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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		





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.

- Private courtyard garden area.
  - Allocated off road parking for one car.
  - Double bedroom with ample storage
    - Ample internal storage.
  - Sought after town centre location.
- Double glazing and gas central heating.
    - Spacious lounge/diner.
    - Modern fitted kitchen.
  - Bathroom with electric shower
    - Pets Considered