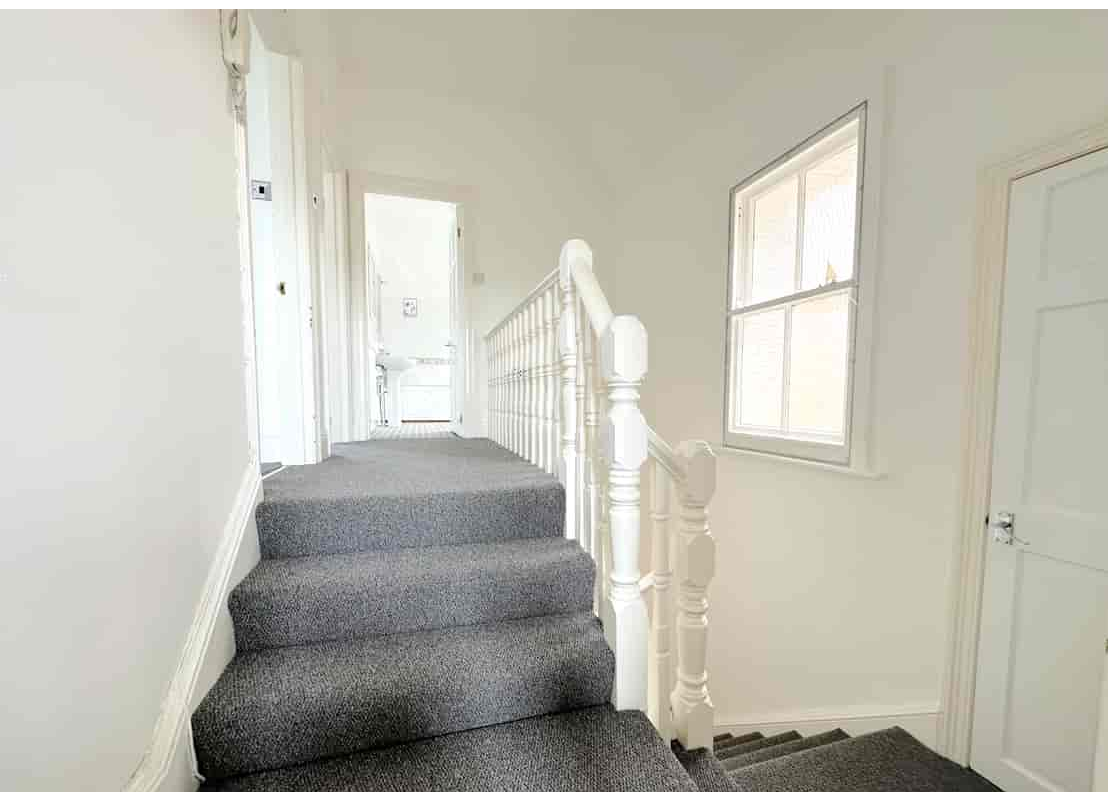




Flat 3, 7 Clifford Road, Bexhill-on-Sea, East Sussex, TN40 1QA
£900 pcm



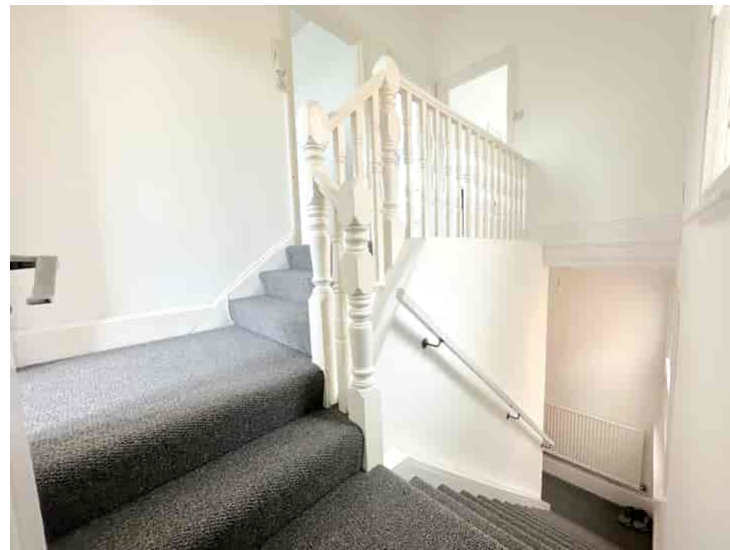


Property Cafe are delighted to offer to the lettings market this beautifully presented second floor flat, situated in a sought after town centre location just a short distance to Bexhill mainline railway station and the towns array of bars/restaurants and shops. Internally the property comprises, Secure communal hallway with stairs leading upto the first floor entrance hallway, and further stairs rising to the second floor landing offering access onto a spacious double bedroom with fitted wardrobes, a spacious lounge/diner with pleasant far reaching views, a modern bathroom with shower over bath, hand wash basin, a separate W.C toilet room and a modern kitchen with integrated oven/hob and breakfast bar with pleasant far reaching views. Additionally the property offers double glazing, gas central heating, a modern colour scheme and is available late April 2025. A minimum annual income of £27,000 per household is required to be eligible and 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 = £207.69

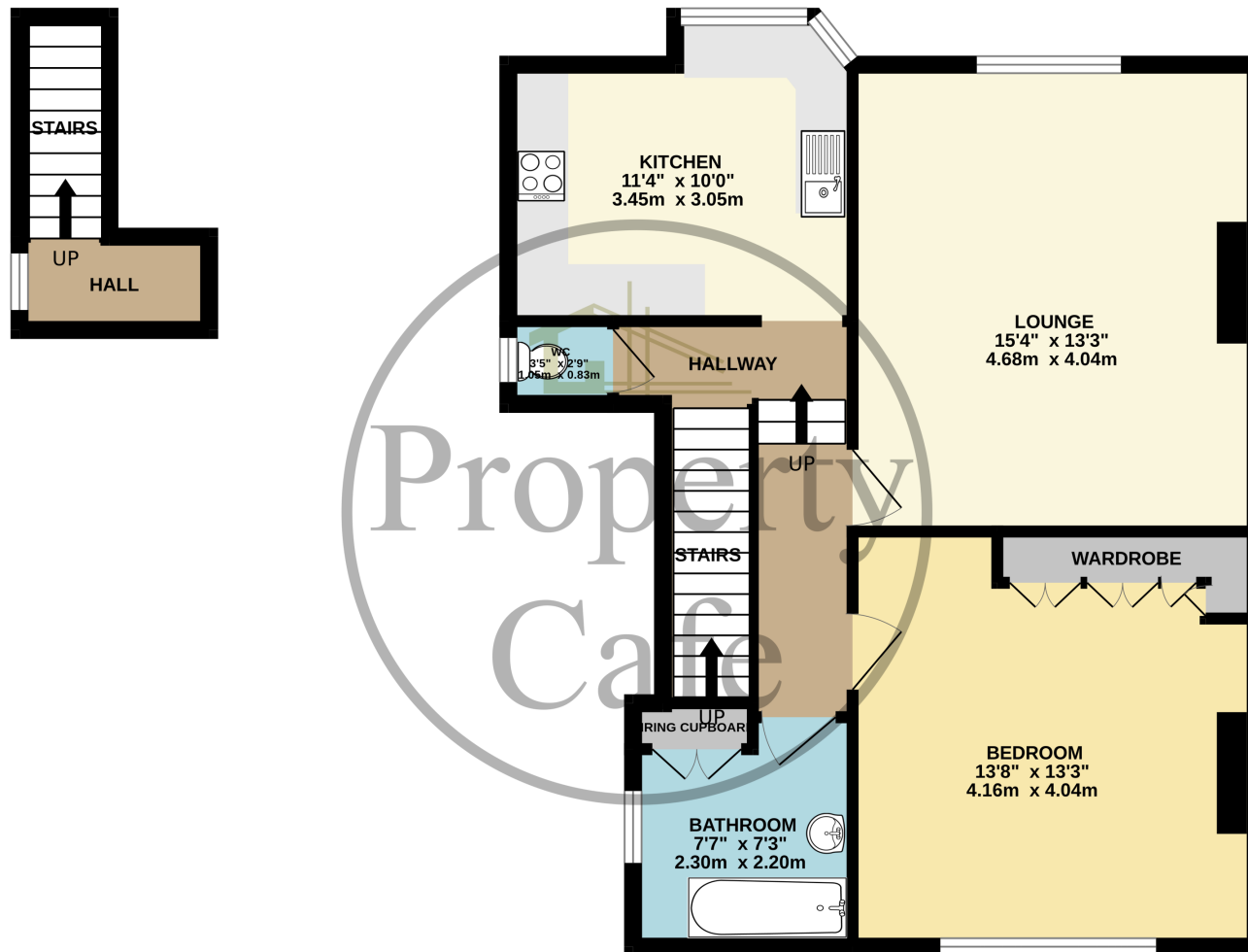
5x Weeks security deposit = £1038.46

Minimum annual income required = £27,000 p.a



BASEMENT
41 sq.ft. (3.8 sq.m.) approx.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

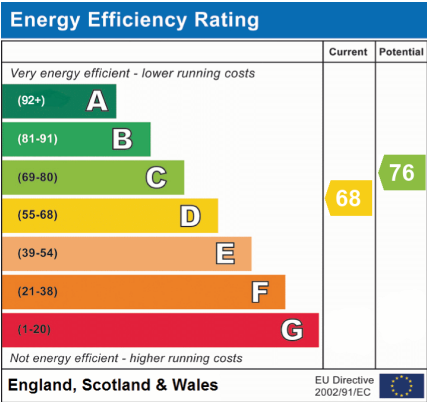


TOTAL FLOOR AREA : 671 sq.ft. (62.3 sq.m.) approx.

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: 1
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1708
Parking Types: On Street. Permit. Residents.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.





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.

- Second floor flat to let.
 - Sought after town centre location.
 - Spacious double bedroom with fitted storage.
 - Available late April 2025.
 - Double glazing and gas central heating.
- Modern fitted kitchen with breakfast bar.
 - Modern bathroom and separate W.C.
 - Neutral decor throughout.
 - Spacious lounge/diner.
 - Ample on street permit parking.