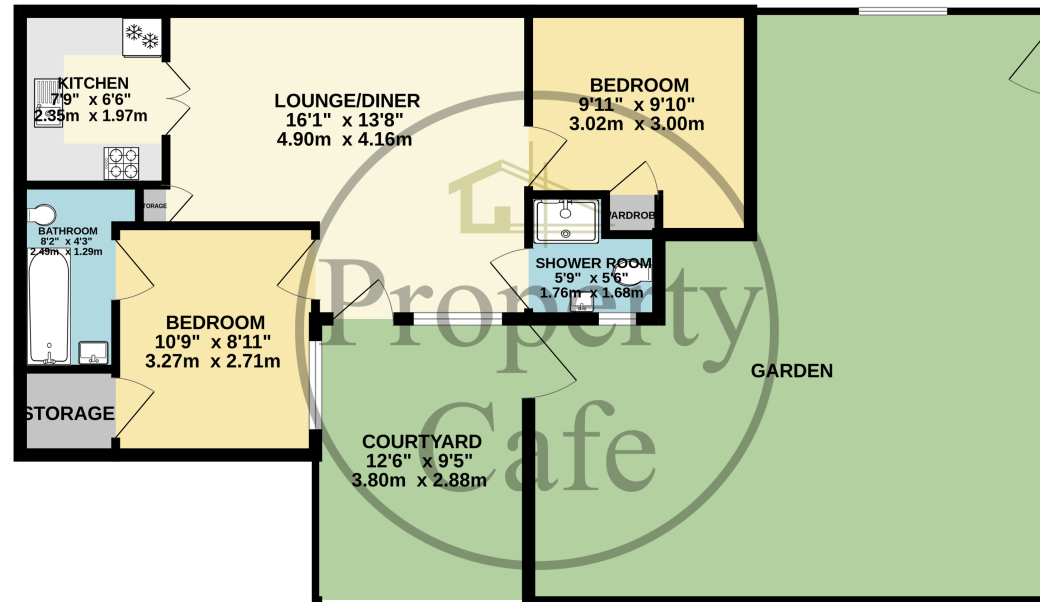




57a Ninfield Road, Bexhill-on-Sea, East Sussex, TN39 5BA
£950 pcm

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.0 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.
Made with Metropix ©2025

Property Café are delighted to present this ground floor garden flat to the letting market situated on Sidley village high street with it's array of local shops, bars and amenities and offers modern living accommodation throughout comprising; Two double bedrooms one with en-suite bathroom, an open plan lounge/diner leading onto the modern fitted kitchen with a range of integrated appliances, modern fitted shower room and a good size low maintenance tiered garden, enclosed by fencing and the property further benefits from a range of built in wardrobes and storage cupboards, double glazing, gas fired central heating, a private entrance and modern tones throughout. This property has been beautifully decorated to a high standard throughout and is available early May 2025 with internal viewings 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 = £219.23

5x Weeks security deposit = £1,096.15

Minimum income required = £28,500.00 P.A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Bedrooms: 2

Council Tax: Band A

Council Tax: Rate 1708

Parking Types: No Parking Available.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Receptions: 1

EPC Rating: D (66)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

- Modern fitted Shower room and en-suite Bathroom.
 - Large enclosed low maintenance garden.
 - Ground floor flat to let.
 - Two double bedrooms.
- Double glazing and gas central heating throughout.
- Modern fitted kitchen with integrated appliances.
 - Available mid June 2025
 - Open plan lounge/diner.