



Guestling, Hastings, East Sussex, TN35 4LP
£1,375 pcm





Property Cafe are delighted to offer to the lettings market this newly refurbished semi detached cottage to the lettings market, situated in the sought after Guestling location just a short distance to Guestling primary school, The Hastings Academy and Ore village with it's array of shops and amenities. Internally the property comprises; Entrance door leading into the spacious lounge/diner with understairs storage and a feature fireplace, A bright and modern fitted kitchen with space for appliances and side door leading into a small lobby offering access onto the ground floor bathroom with electric shower over bath and low level W.C, and a good size conservatory/utility. Stairs rising to the first floor landing offers access onto two good size bedrooms with fitted storage. Additionally the property further benefits from being freshly redecorated and carpeted in modern grey and white tones, double glazing, gas central heating, pleasant lawned rear garden with beautiful meadow views and off road parking for one car. Properties such as these rarely become available and this fantastic property is available now on a long let. Children and pets are considered with a minimum annual income of £42,000 required to be eligible. For additional information or to arrange your internal viewing. please contact our Bexhill office on 01424 224488

Option 2.

1x Week holding deposit = £317.30

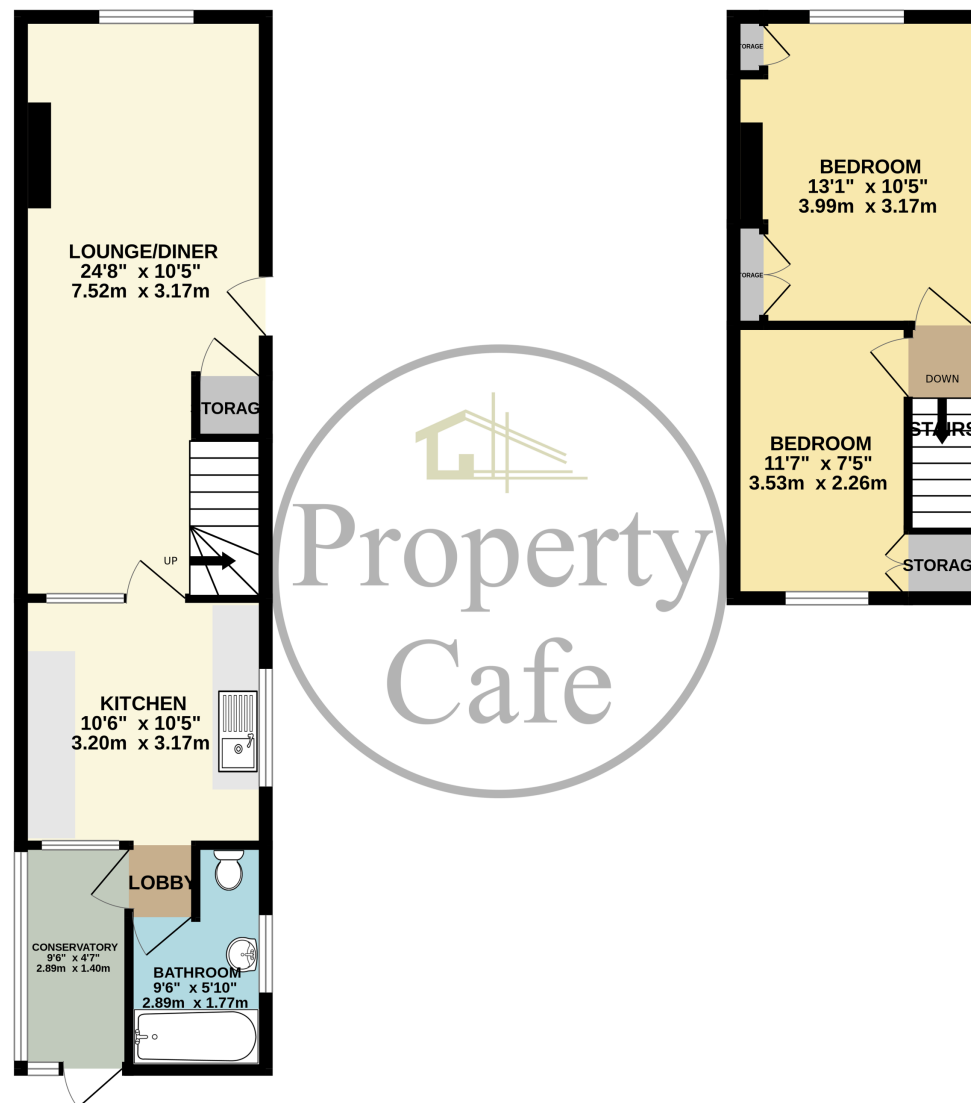
5x Weeks security deposit = £1,586.50

Minimum income required = £41,250



GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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 C
Council Tax: Rate 2277
Parking Types: Driveway. Off Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: E (52)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	52	
(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.

- Semi detached cottage to let
- Sought after Guestling location.
 - Off road parking for one car.
- Lawned rear garden with pleasant meadow views.
- Newly decorated and carpeted in modern tones.
- Two double bedrooms with storage.
 - Modern kitchen and bathroom.
- Gas central heating and double glazing.
- Spacious open plan lounge/diner.
 - Available now on a long let.