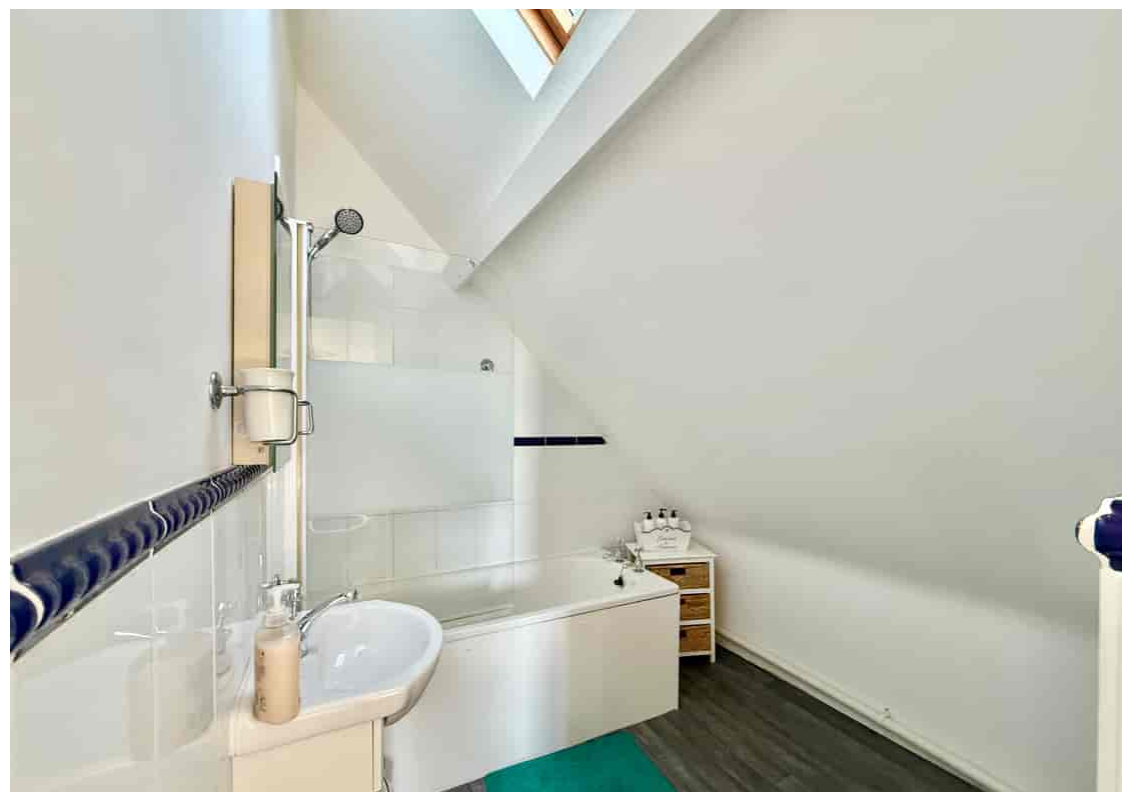




Flat 3, 41 Collington Avenue, Bexhill-on-Sea, East Sussex, TN39 3PX  
£1,150 pcm







Property Cafe are delighted to offer to the lettings market this immaculately presented and very spacious second floor flat situated in the sought after residential Collington location, just a short distance to Collington railway station, and parade of shops. Internally the property boasts; A secure communal entrance with stairs leading to the flat entrance hallway, a very spacious hallway offering access on to a spacious lounge with panoramic views and a sea glimpse, a modern fitted kitchen, two double bedrooms, two modern en-suites and a large storage cupboard. Additionally this property has been finished in a neutral colour scheme and further benefits from, double glazing, electric heating and is available now on a long let with furnished or unfurnished options available. Pets are welcome and a minimum annual income of £34,500 per household is required to be eligible. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

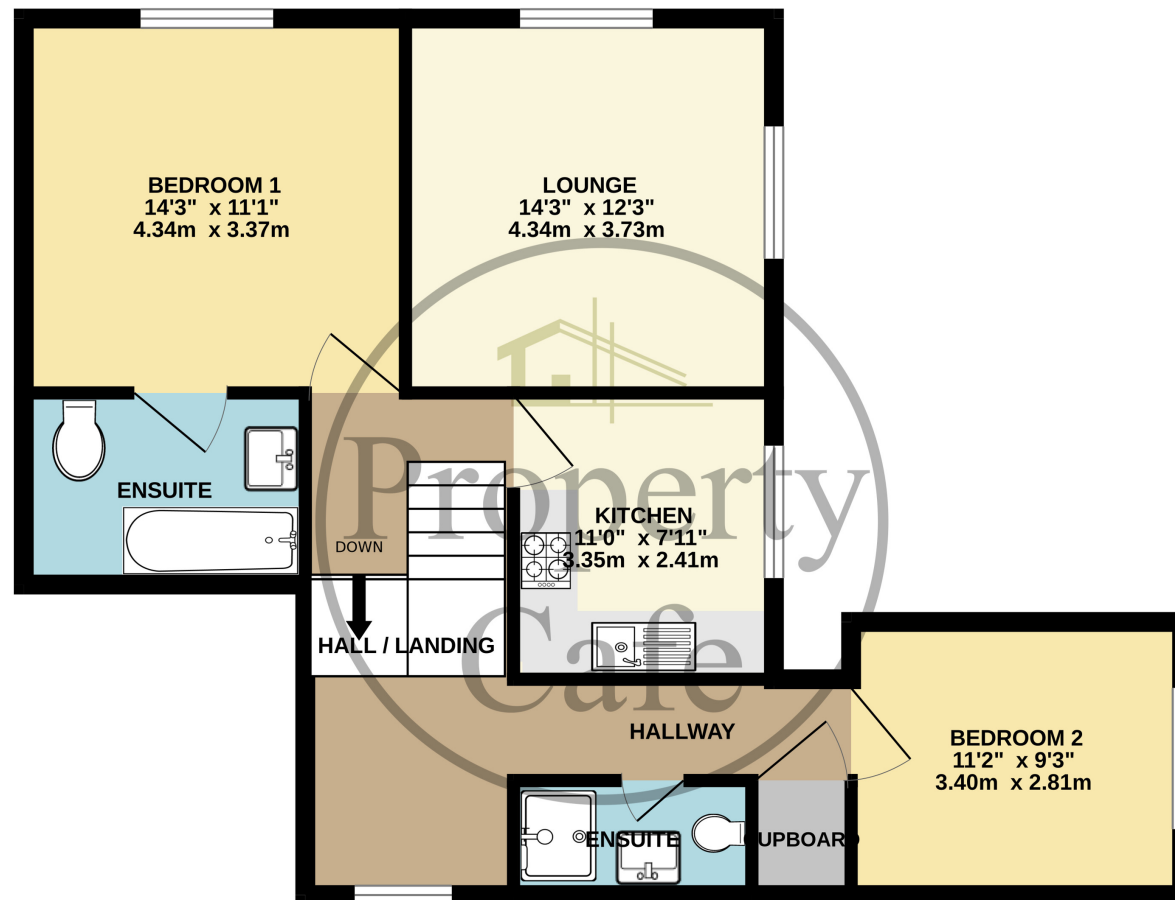
1x Week Holding deposit = £265.38

5x Weeks security deposit = £1,326.92

Minimum income required = £34,500



**2ND FLOOR FLAT**  
**600 sq.ft. (55.7 sq.m.) approx.**



COLLINGTON AVENUE - HP59

TOTAL FLOOR AREA : 600 sq.ft. (55.7 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 A  
**Council Tax:** Rate 1708  
**Parking Types:** On Street.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** E (49)  
**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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.

- Sought after Collington location.
- Panoramic views and a sea glimpse.
  - Two double bedrooms.
  - Second floor flat to let.
  - Furnished or unfurnished.
- Double glazing and electric heating.
- Modern kitchen and en-suites.
  - Neutral decor and carpet.
  - Spacious lounge.
  - Available now.