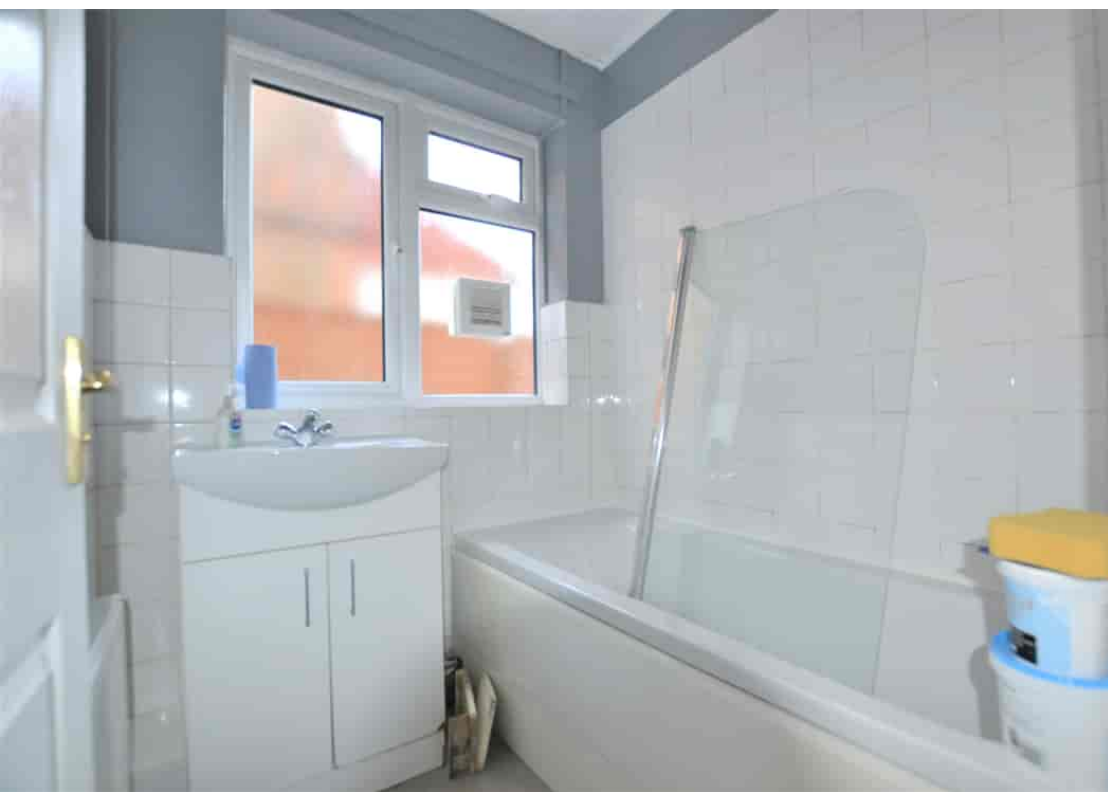




Flat 1, 14a Sutherland Avenue, Bexhill-on-Sea, East Sussex, TN39 3QR  
£1,250 pcm







The Property Cafe are delighted to offer to the lettings market this wonderful ground floor flat, situated in the sought after Collington location, just a short distance to Collington mainline railway station, A259 and the Bexhill Downs. Internally this fantastic property offers spacious accommodation and in brief comprises; Communal entrance leading onto the flat entrance hallway offering access onto two double bedrooms and a single bedroom/study, a spacious lounge, modern fitted kitchen with ample space for freestanding appliances and modern bathroom with hand wash basin and a separate W.C. Additionally the property offers a sun small sun room, modern tones of decor and carpets throughout, ample internal storage, gas fired central heating, double glazing and access to a well manicured communal garden. The property is available now on a long let and a minimum annual income of £37,500 per household is required to be eligible, with viewing 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 = £288.45

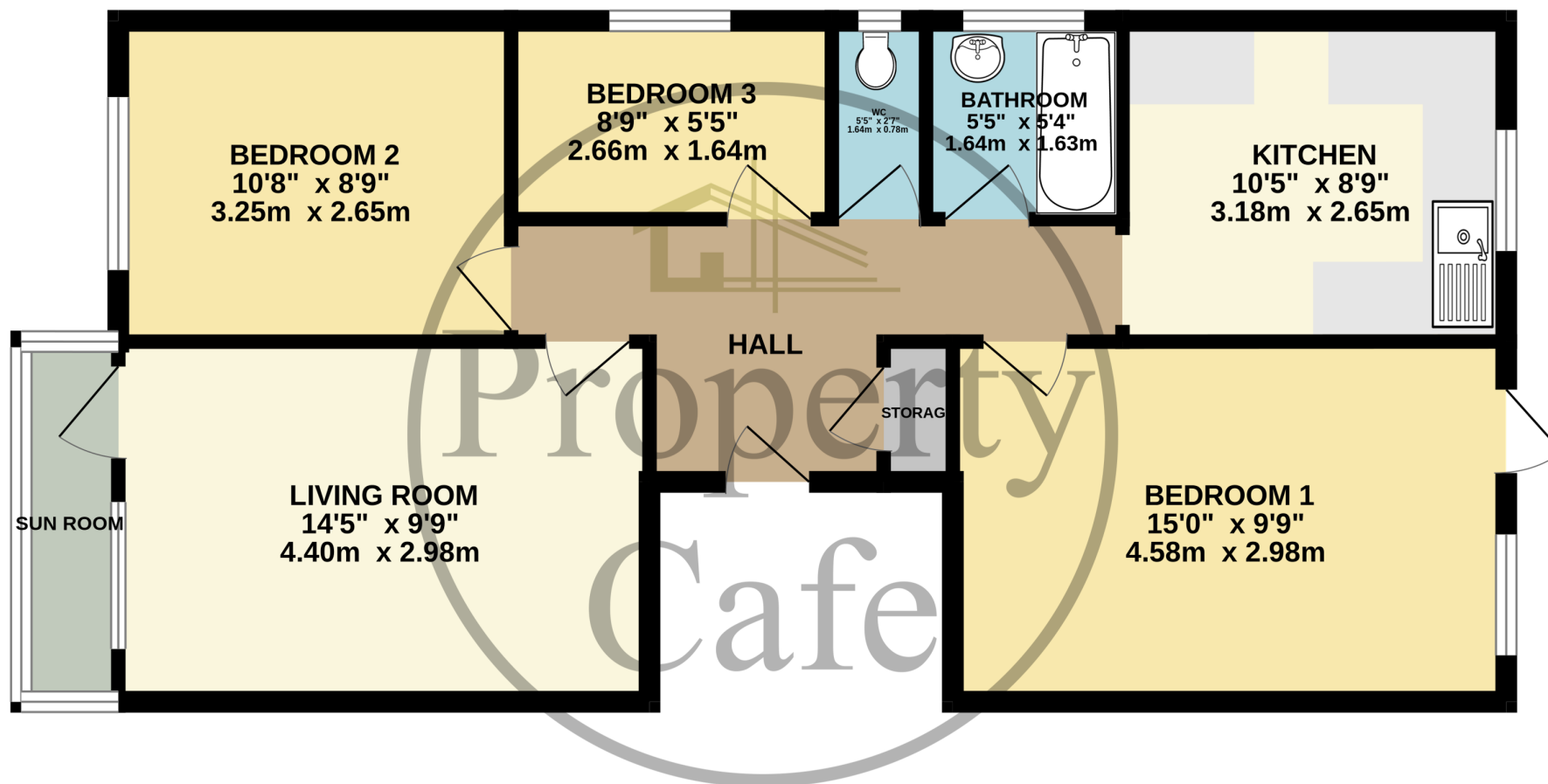
5x Week security deposit = £1,442.30

Minimum income required = £37,500



# GROUND FLOOR

674 sq.ft. (62.6 sq.m.) approx.



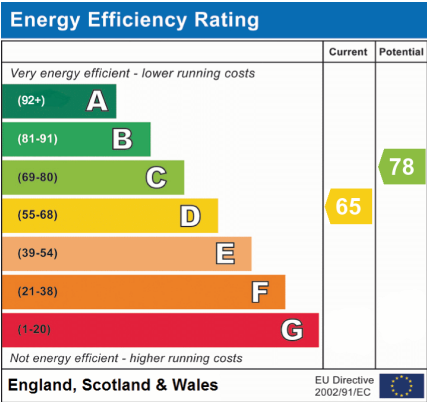
TOTAL FLOOR AREA : 674 sq.ft. (62.6 sq.m.) approx.

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: 3  
Receptions: 1  
Council Tax: Band B  
Council Tax: Rate 1897  
Parking Types: On Street.  
Heating Sources: Central. Gas.  
Electricity Supply: Mains Supply.  
EPC Rating: D (65)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTP.  
Accessibility Types: Lateral living.



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.

- Ground floor flat to let.
- Sought after Collington location.
- Two double bedrooms and single/study.
  - Well kept communal grounds.
- Double glazing and gas central heating.

- Modern fitted kitchen.
- Modern bathroom and separate W.C.
- Spacious living room with sunroom.
  - Modern decor throughout.
- Close to railway and amenities.