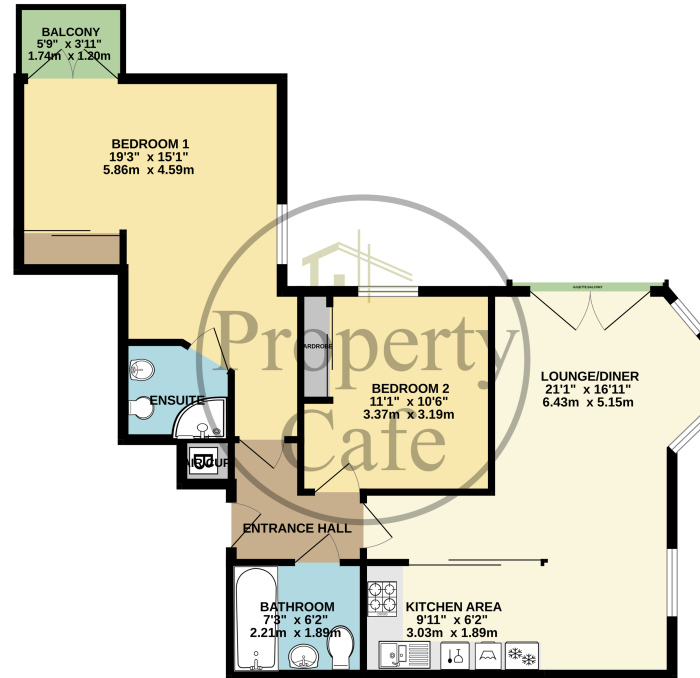




Flat 4 9 Dorset Road South , Bexhill-on-Sea, East Sussex, TN40 1NH
£1,350 pcm

GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.




TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.
Whilst every effort 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 misstatement. 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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The Property Cafe are delighted to offer to the lettings market this immaculately presented first floor apartment situated in a secure gated development just a short distance to Bexhill town centre with its fantastic array of bars/restaurants, amenities, mainline railway station and our stunning seafront promenade. The property comprises; A secure gated and private residents car park with allocated space for one car, secure communal entrance hallway with video entryphone system and lift access to all floors. The flat entrance hallway offers access onto two excellent sized double bedrooms, master bedroom en-suite shower room, family bathroom with white suite and an open plan lounge/diner and modern integrated kitchen. This immaculately presented property further benefits from energy efficient electric heating, full double glazing, two west facing Juliette balconies, neutral decor and well kept communal grounds. This fantastic property is available to let now on a long let and a minimum annual income of £40,500 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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 C

Council Tax: Rate 2168

Parking Types: Allocated. Gated. Off Street. Private. Residents.

Heating Sources: Double Glazing. Electric.

Electricity Supply: Mains Supply.

- First floor purpose built apartment.
 - Gated off road allocated parking.
- Security video entry phone system and lift access.
 - Modern open plan living accommodation.
 - Immaculately presented throughout.

Receptions: 1

EPC Rating: C (79)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL. Cable. FTTC.

Accessibility Types: Lateral living. Lift access. Wide doorways.

- Two spacious double bedrooms.
 - Family bathroom and en-suite shower room.
 - Sought after and convenient location.
- Close to mainline railway and seafront promenade.
 - Modern kitchen with integrated appliances.