



Flat 2, 30 Woodville Road, , Bexhill On Sea, East Sussex, TN39 3EU
£975 pcm





Property Cafe are delighted to offer to let this impressive size first floor flat, situated in a sought after residential road just a short distance to Bexhill town centre with its array of bars/restaurants shops and mainline railway, but within walking distance of Egerton park and the seafront promenade. Internally the property comprises, a modern fitted kitchen with ample space for a dining table, a modern fitted bathroom with shower over bath and low level W.C, an impressive size lounge with feature fireplace and bay window, two double bedrooms with a large master bedroom and a good size second bedroom. The property has been finished in neutral tones and benefits from gas fired central heating and double glazing and ample on street permit parking. The property is available now and a minimum annual income of £29,250 per household is required to be eligible for this property with early internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

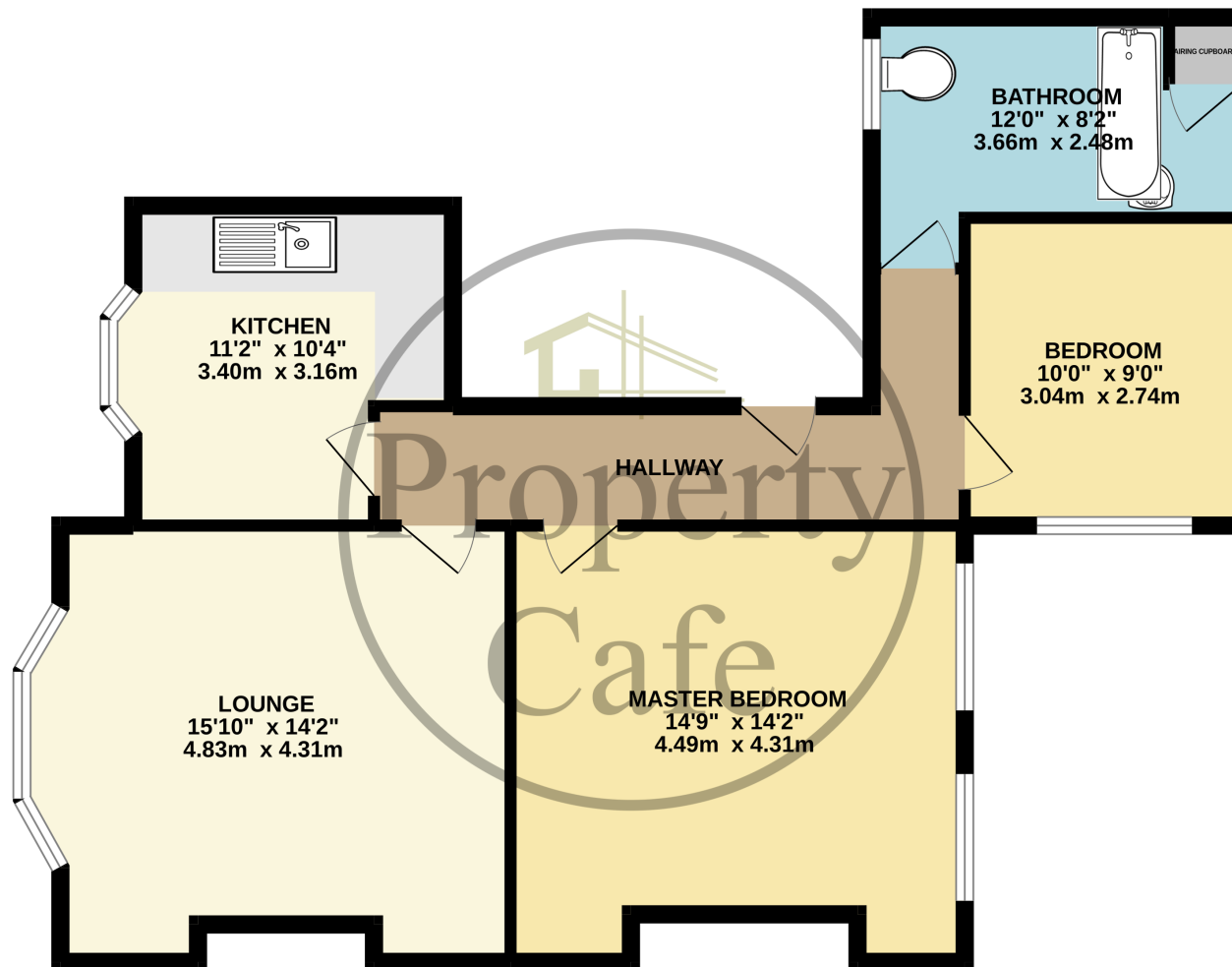
1x Week holding deposit = £225.00

5x Week security deposit = £1,125.00

Minimum income required = £29,250



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 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 1701.55
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
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+) A		
(81-91) B		
(69-80) C	73	80
(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	





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.

- Two good size bedrooms.
 - Town centre location.
 - Sought after residential road.
 - First floor flat to let.
 - Spacious lounge with bay window
- Gas central heating and double glazing.
 - Modern fitted kitchen.
 - Modern fitted bathroom.
 - Available to let now.
 - Close to trainline and amenities.