



63 Norman Road, St Leonards-on-Sea, East Sussex, TN38 0EG
£1,350 pcm





Property Cafe are delighted to offer to the lettings market this spacious first floor flat, situated in a beautiful 1850's church conversion, situated in the sought after burton St Leonards location, just a short distance to the high street with its fantastic array of boutique shopping outlets, cafe's, bars/restaurants, Warrior Square mainline railway station, St Leonards stunning seafront promenade and beach. Internally this impressive sized property offers modern and spacious accommodation throughout and in brief comprises; Secure spacious communal hallway with stained glass windows, spacious flat entrance hallway offering access onto two double bedrooms and the master bedroom offers an ensuite shower room, a four piece family bathroom suite with shower cubicle, bath, low level W.C and hand wash basin, open plan living accommodation with ample space for dining, relaxing and entertaining guests and a modern kitchen with integrated Oven/hob. In addition this fantastic property offers double glazing and gas fired central heating, soft tones colour scheme, hardwood flooring, neutral carpets, high ceilings, spotlights, security entryphone system and has recently been refurbished to a high standard. This fantastic property is available now on a long term let with a minimum annual income of £40,500 per household required to be eligible and internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

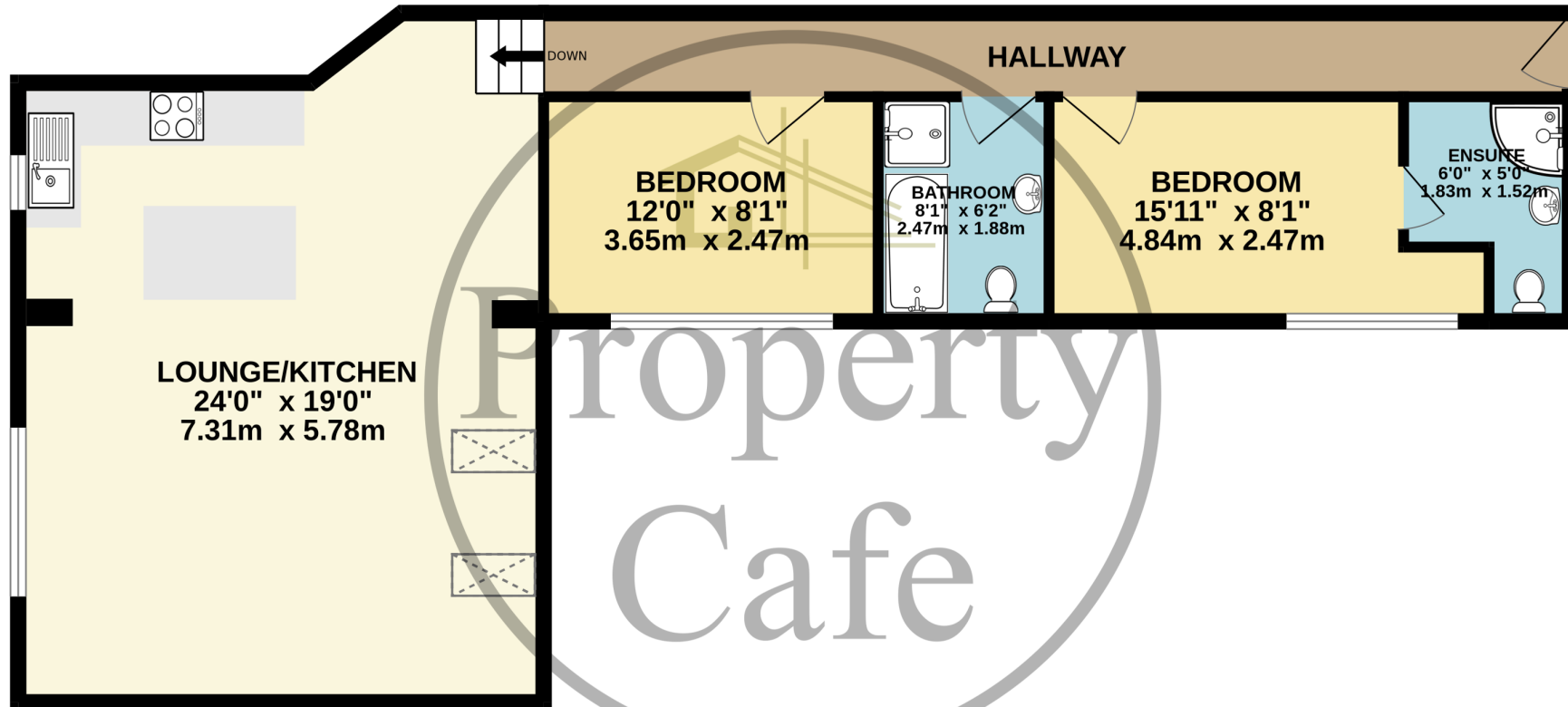
1x Week holding deposit = £311.53

5 Week security deposit = £1,557.69

Minimum affordability required = £40,500



GROUND FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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 D
Council Tax: Rate 2554
Parking Types: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
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		
(69-80) C		79
(55-68) D	69	
(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.

- First floor flat to let.
 - Two double bedrooms.
 - Sought after Burton St Leonards location.
 - Four piece family bathroom suite.
 - Close to transport links, amenities and stunning coastline.
- Double glazing and gas central heating
 - Modern kitchen with island unit.
 - Master bedroom En-suite shower room.
 - Modern open plan living accommodation.
 - Available now on a long let.