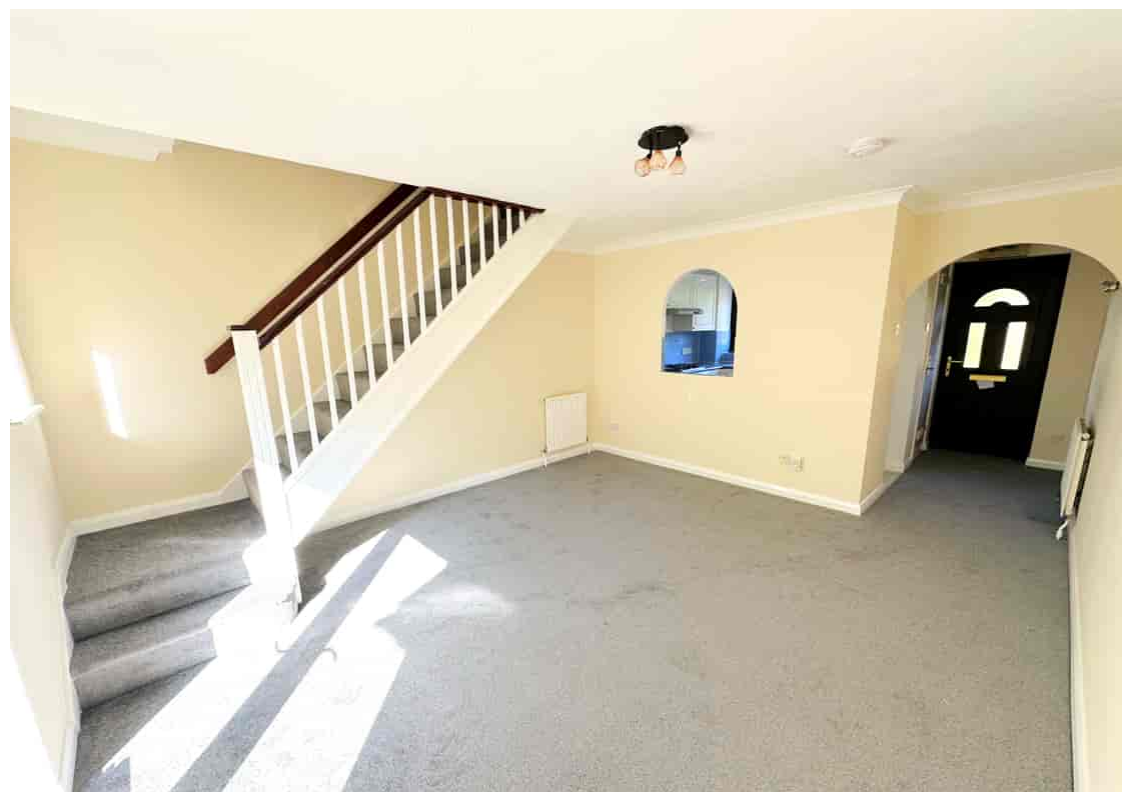
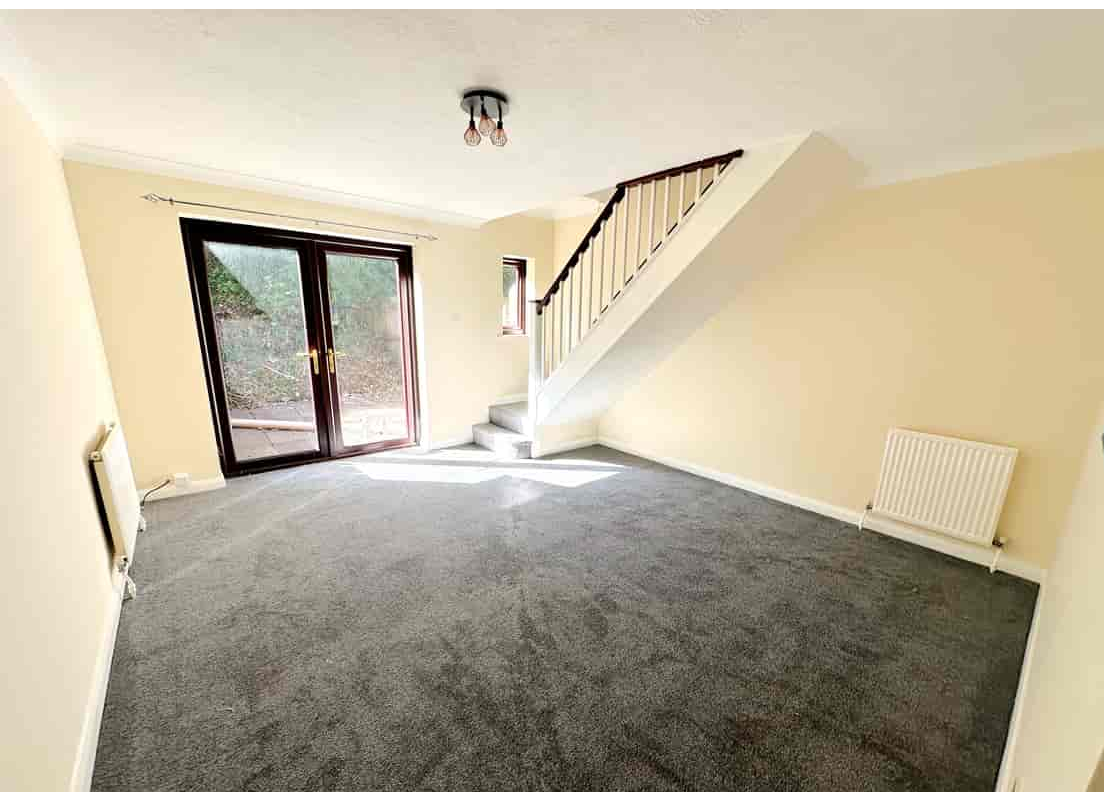




34 Terminus Road, Bexhill-on-Sea, East Sussex, TN39 3LR
£1,100 pcm





Property Cafe are delighted to offer to the lettings market this immaculately presented two bedroom link detached home, situated in a sought after location on the outskirts of Bexhill town centre, just a short walk to local amenities and mainline railway station. Internally the property offers bright and airy accommodation and in brief comprises; Entrance hall with storage cupboard housing the boiler, a modern fitted kitchen with integrated oven/hob and space for freestanding appliances, a spacious lounge/diner with french doors opening onto the courtyard garden and stairs rising onto the first floor landing, offering access onto a modern fitted bathroom with shower over bath and two double bedrooms with built in wardrobes. This fantastic home further benefits from being freshly decorated in neutral tones with new carpet, double glazing with gas fired central heating, an allocated off road parking space and is available now on a long let. Children and pets are welcome and a minimum annual income of £33,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

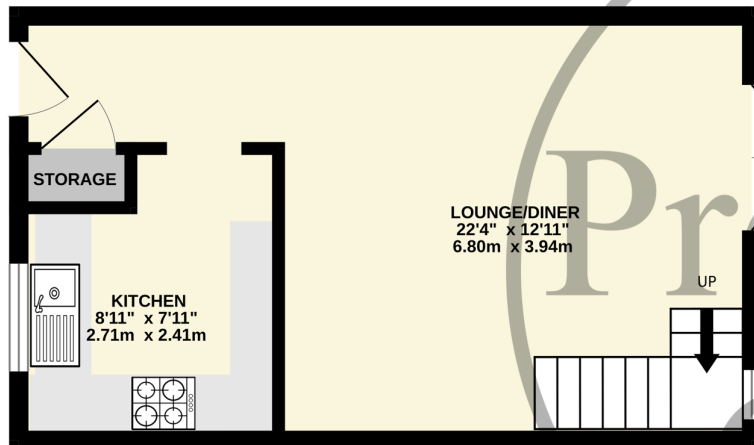
1x Week holding deposit = £253.85

5x Weeks security deposit - £1,26.25

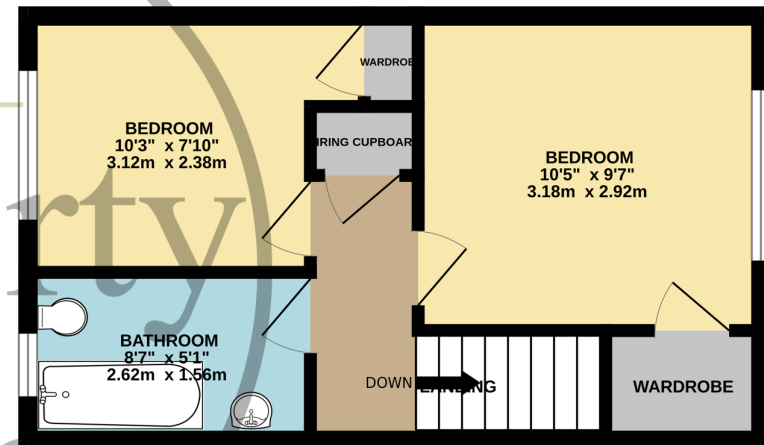
Minimum income required = £33,000



GROUND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
288 sq.ft. (26.8 sq.m.) approx.




TOTAL FLOOR AREA : 577 sq.ft. (53.6 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: 2
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2277
Parking Types: Allocated. Off Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (63)
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		86
(69-80) C		
(55-68) D	63	
(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 double bedrooms.
- Children and pets welcome.
- Allocated off road parking.
- Link detached house to let.
- Newly decorated and carpeted.

- Modern fitted kitchen.
- Modern fitted bathroom.
 - Courtyard garden.
 - Sought after location.
- Gas central heating and double glazing.