



1D, De La Warr Heights 1 Marina, Bexhill On Sea, East Sussex, TN40 1DA
£900 pcm



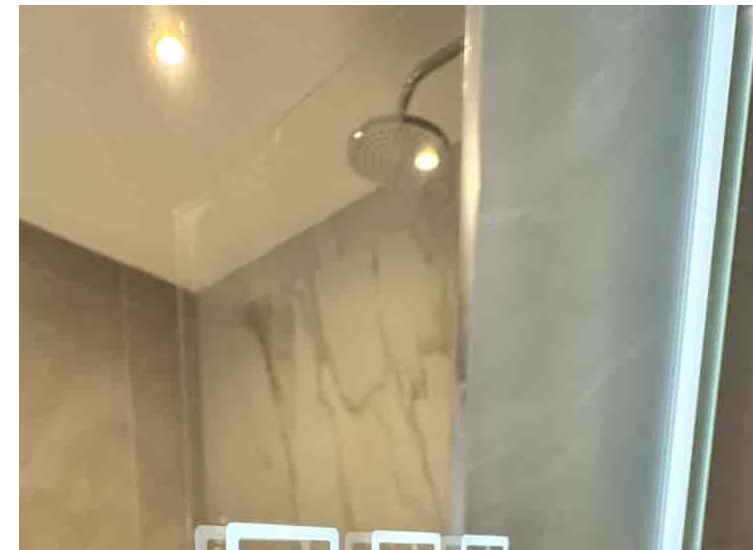


Property Cafe are delighted to offer this ground studio apartment situated in a prominent purpose built seafront block of flats close to a range of fantastic array of local independent stores in Bexhill town centre and just a short distance to the mainline railway station. Internally this impressive proportioned studio flat comprise; Communal lobby offering access onto the flats entrance hallway opening into a enclosed modern fitted kitchen, a good size bathroom with shower over bath, enclosed toilet system and vanity sink with LED mirror and the substantial size studio area with ample space to separate the room into a living room and a bedroom area. This immaculately presented property offers modern living throughout with neutral colour schemes, herringbone laminate flooring, security entryphone system, full double glazed tilt and turn windows, energy efficient electric central heating system and a private entrance to the rear of the property. The property is available mid December 2025 on a long let and a minimum annual income of £27,000 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.

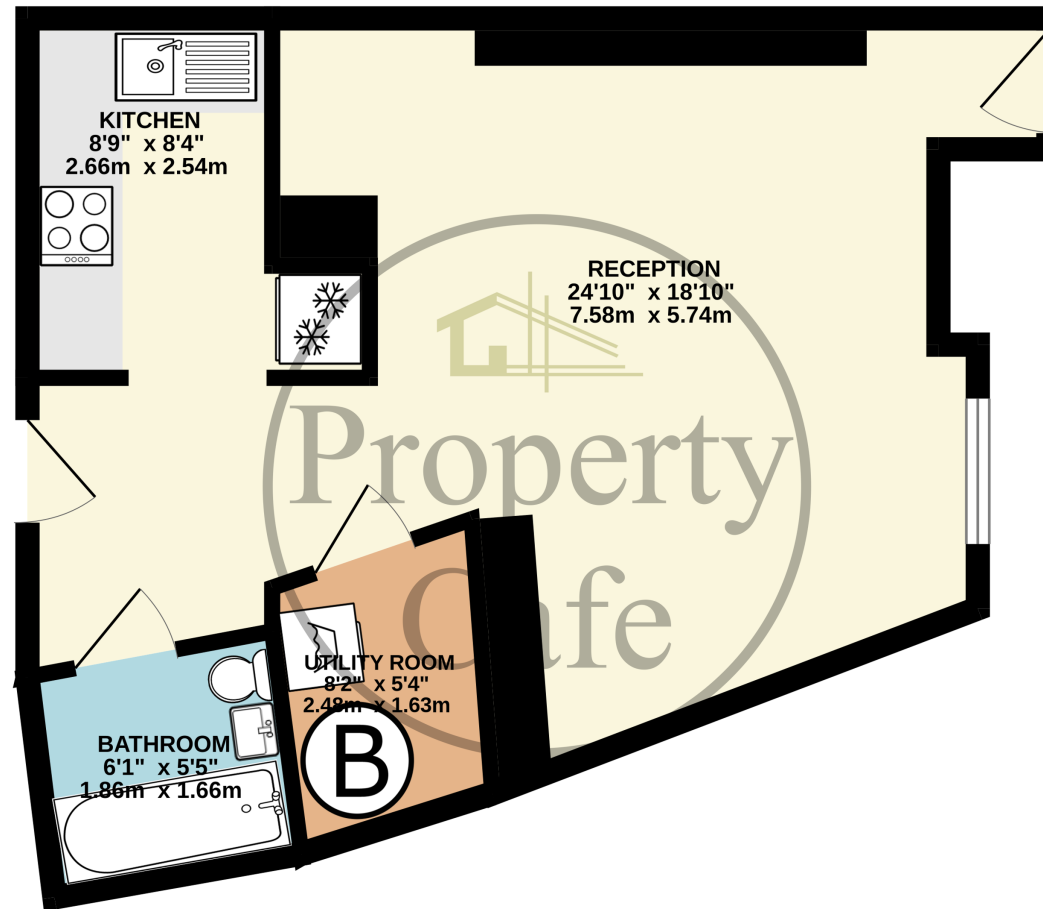
1x Week holding deposit = £207.69

5x Weeks security deposit = £1038.46

Minimum income required £27,000pcm



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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Receptions: 1

Council Tax: Band B

Council Tax: Rate 1992

Parking Types: On Street. Permit.

Heating Sources: Electric.

Electricity Supply: Mains Supply.

EPC Rating: D (59)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Lateral living. Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(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.

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| <ul style="list-style-type: none"> • Ground floor flat to let. • Spacious studio apartment. • Bespoke integrated kitchen. • Modern bathroom suite. • Double glazing and electric central heating. | <ul style="list-style-type: none"> • Town centre location. • Private entrance. • Security entryphone system. • Available December 2025 • Immaculately presented throughout. |
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