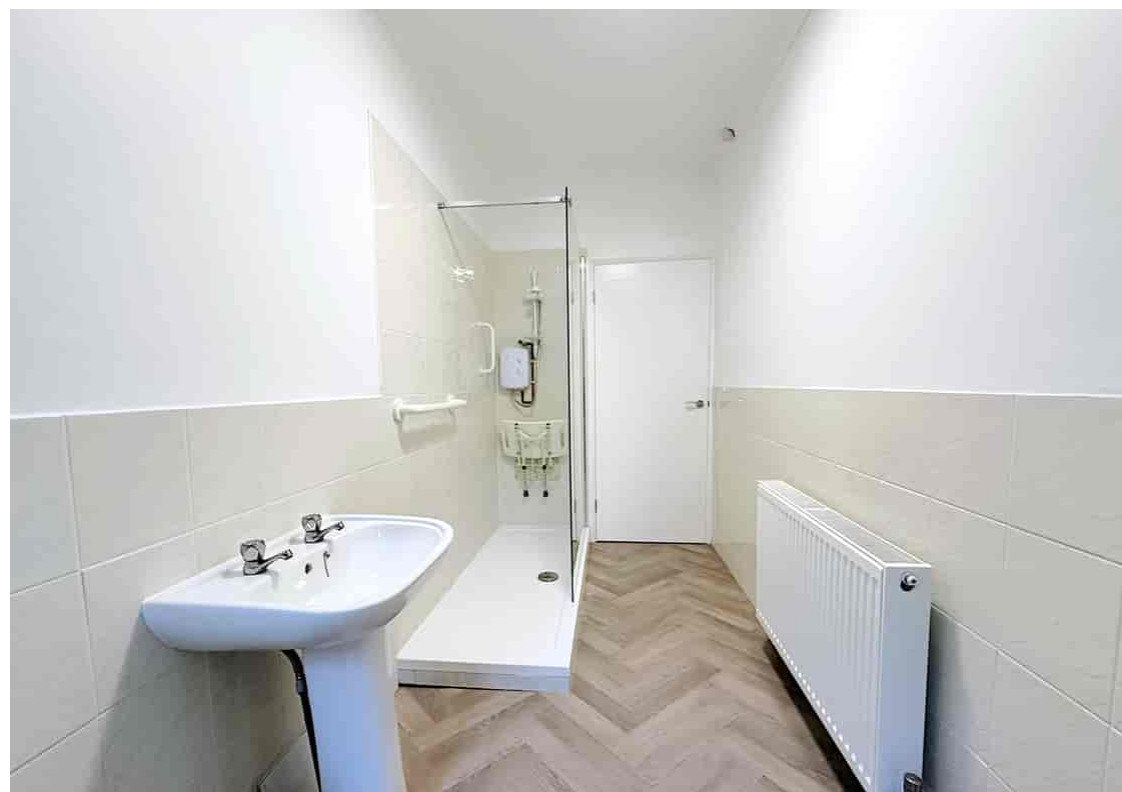




8 Glyne Ascent, Bexhill on Sea, East Sussex, TN40 2NX
£1,150 pcm





Property Cafe are delighted to offer to the lettings market this newly refurbished ground floor flat, situated in a sought after location just a short distance to Ravenside retail park, Primary and Secondary schools and public transport links. This fantastic property offers spacious and modern living throughout and in brief comprises; Communal lobby with flat entrance and hallway leading onto a spacious dual aspect lounge/diner with large bay window, two excellent size double bedrooms, spacious shower room with low level W.C and hand wash basin and a newly fitted modern kitchen with space for freestanding appliances. Additionally the property benefits further from double glazing and gas fired central heating, newly fitted carpets, neutral decor throughout, ample internal storage and off road parking. This fantastic property is available now on a long lease and a minimum annual income of £34,500 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.

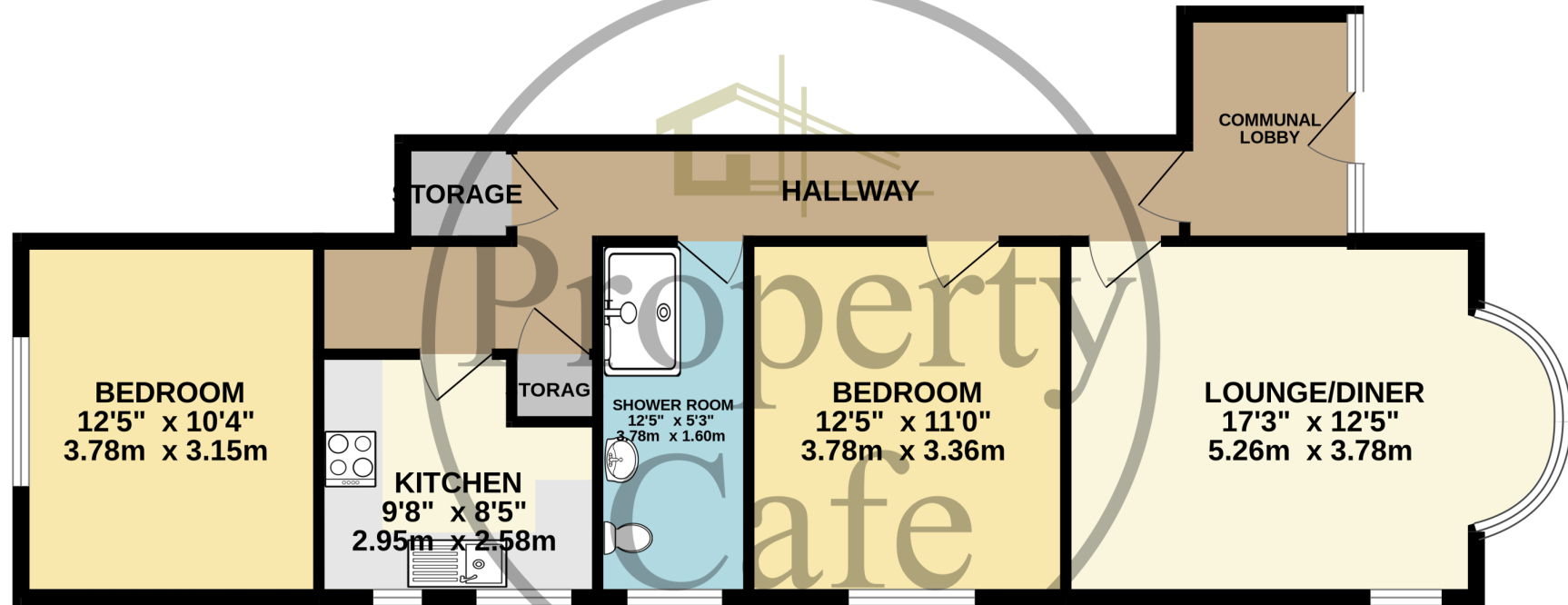
1x Week holding deposit = £265.38

5x Weeks security deposit = £1,326.92

Minimum income required = £34,500



GROUND FLOOR
787 sq.ft. (73.1 sq.m.) approx.

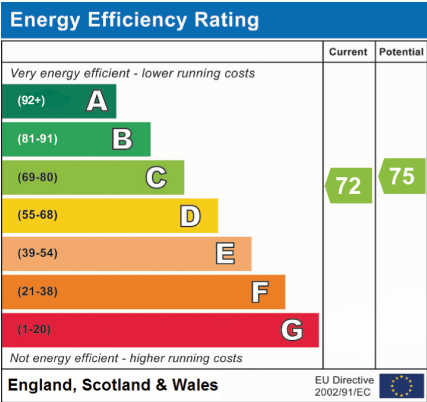


TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.

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 B
Council Tax: Rate 1999
Parking Types: Communal. Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (72)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.



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.

- Sought after location.
 - Ground floor flat to let.
 - Off road parking space for one car.
 - Modern fitted kitchen.
 - Double glazing and gas central heating.
- Modern carpet and decor throughout.
 - Modern and spacious shower room.
 - Use of communal garden.
 - Available now on a long let.