



Flat 34 The Landmark , 2 Egerton Road , Bexhill on sea, East Sussex, TN39 3HH
£1,150 pcm





Property Cafe are delighted to offer to let this beautifully presented first floor purpose built flat, situated in a prominent location on Bexhill's beautiful seafront, just a short walk to Egerton park, Bexhill town centre with its array of shops/bars/restaurants and the mainline railway station. Internally this wonderful flat comprises; Large entrance hallway with storage cupboard, a modern fitted bathroom with shower over bath and low level W.C, two good size double bedrooms and an open plan lounge/modern fitted kitchen with integral appliances and ample space for a dining table. Additional benefits included full double glazing, and controllable electric heating, an audio/visual security entry phone system, lift access to all floors, underground allocated parking and a modern colour scheme throughout.

This fantastic property is available to let late August 2025 on a long term basis and a minimum annual income of £34,500 per household is required to be eligible for this property. Internal viewings are highly recommended and for additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option

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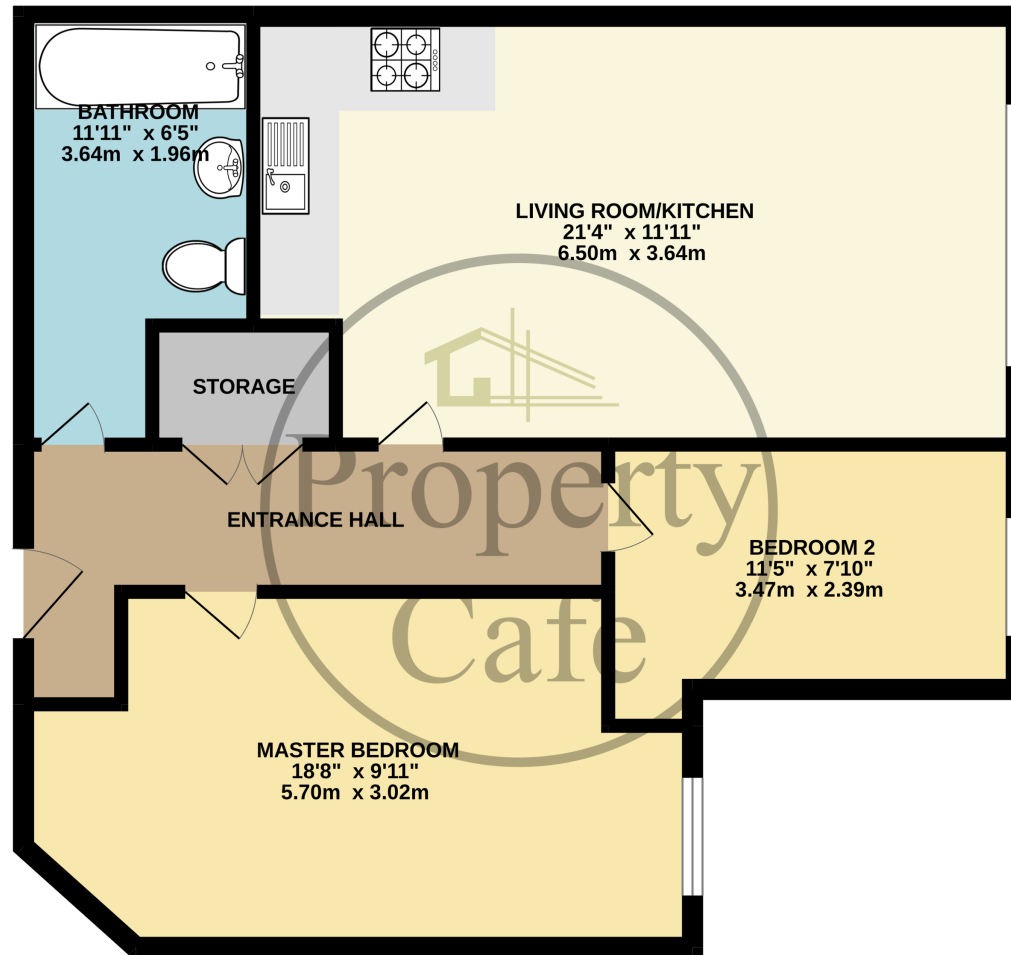
1x Week holding deposit = £265.38

5x Weeks security deposit = £1,326.92

Minimum affordability required = £34,500



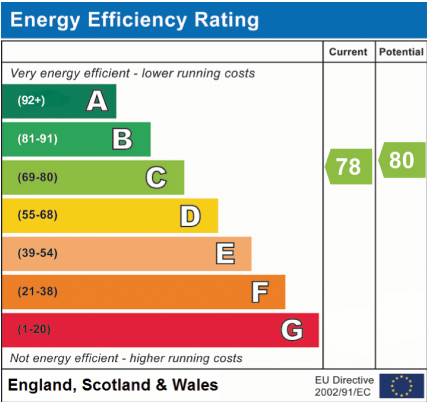
GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.4 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. Covered. Off Street. Residents.
Heating Sources: Central. Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (78)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
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.

- First floor purpose built flat.
 - Secure underground allocated parking.
 - Modern fitted kitchen with integrated appliances.
 - Two double bedrooms.
 - Open plan kitchen and lounge.
- Modern fitted bathroom with shower over.
 - Double glazing and controllable electric heating.
 - Decorated in modern tones throughout
 - Security audio/visual entry phone system.
 - Lift access