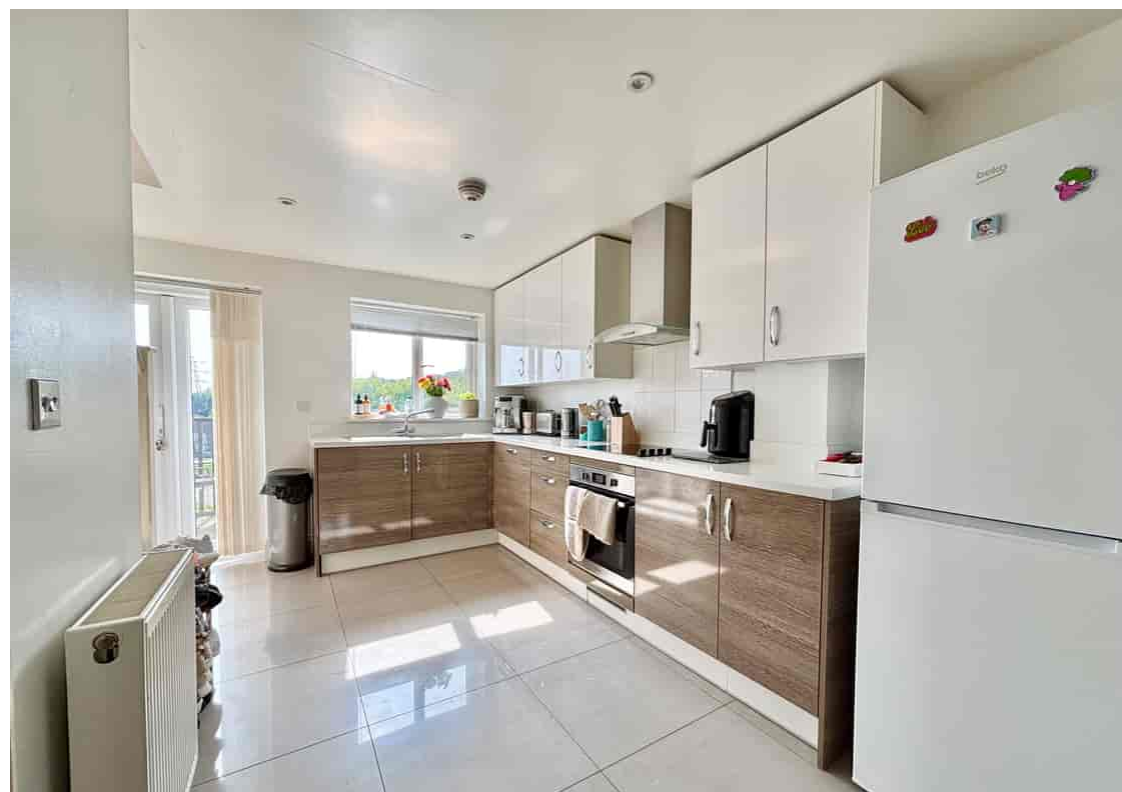




26 Endeavour Way, Hastings, East Sussex, TN34 3FA
£1,200 pcm





Property Cafe are delighted to offer to the lettings market this modern build home, situated in the sought after Ore valley location, just a short distance to local schools, shops and bus routes to Hastings town centre. Internally the property offers modern and contemporary living and in brief comprises; Entrance hallway leading onto a modern fitted kitchen with integrated oven/hob, washing machine and dishwasher, with open plan style lounge/diner overlooking the south facing lawned rear garden and a separate under stairs W.C. Stairs rising to the first floor landing offer a storage cupboard, a modern fitted bathroom with shower over bath and two good size double bedrooms. The property benefits; high energy performance efficiency with double glazing and gas fired central heating, modern tones throughout and a block paved drive for one car. This fantastic family home is available now and a minimum annual income of £36,000 per household is required to be eligible with internal viewings highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

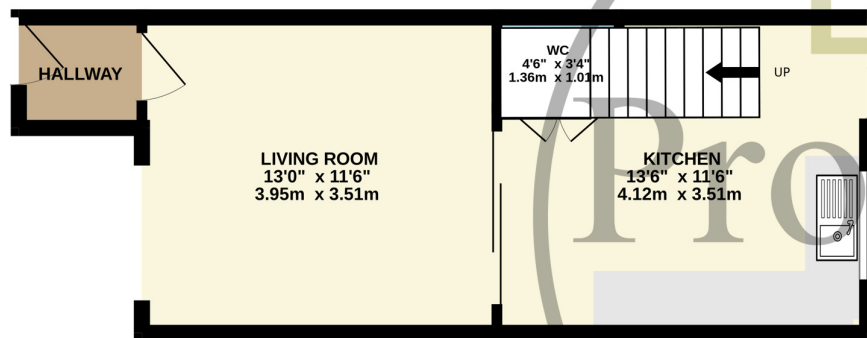
1x Weeks holding deposit = £276.92

5x Weeks security deposit = £1,384.61

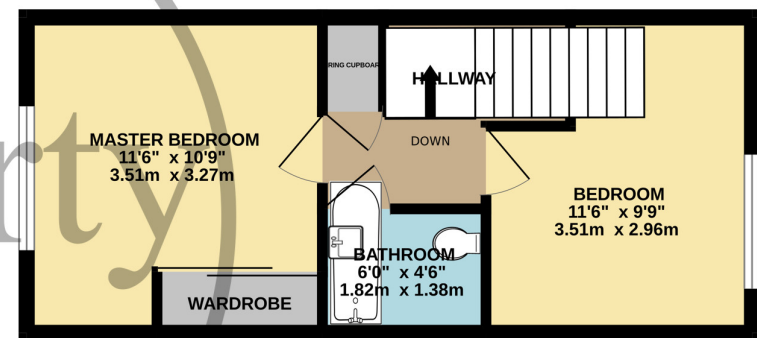
Minimum income required = £36,000



GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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 1986.55
Parking Types: None.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (82)
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		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(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.

- End of terrace house to let.
- Popular residential Ore valley location.
- Block paved driveway for one car.
- Gas central heating and double glazing
 - Two double bedrooms.

- Modern fitted bathroom.
- Modern integrated kitchen.
- South facing rear garden.
- Modern decor throughout.
- Available to let now.