



38 Park Road, Bexhill-on-Sea, East Sussex, TN39 3HZ  
£1,150 pcm





Property Cafe are delighted to offer to the lettings market, this beautifully presented seafront property situated in a sought after residential location on the outskirts of Bexhill town centre, just a short walk to Egerton Park, Bexhill Promenade and the towns variety of amenities, bars & restaurants. This second floor flat offers well kept communal areas, a security entryphone system, lift access to all floors. Internally the property, offers bright and airy accommodation and in brief comprises; Entrance hallway with large storage cupboard, leading onto a modern shower room with large walk in shower, a modern kitchen with integrated fridge-freezer, oven and hob, two good size double bedrooms with fitted wardrobes and master bedroom Juliette balcony, a spacious dual aspect South facing lounge/diner with access onto a pleasant balcony offering direct sea views. Additionally this fantastic property offers, gas fired central heating, double glazing, neutral decor throughout, an allocated off road parking space for one car and is available mid April 2026 on a long let. A minimum annual income of £34,500 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.

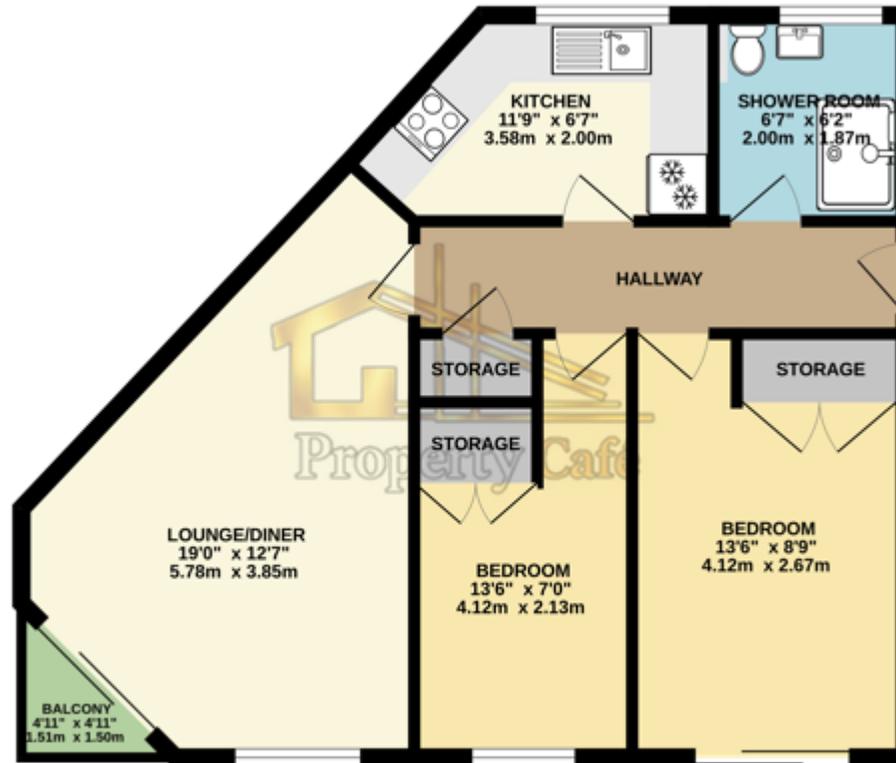
1x Week holding deposit = £265.38

5x Weeks security deposit = £1326.92

Minimum income required = £34,500



**SECOND FLOOR**  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown hereon 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:** C (77)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lateral living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77 79
(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. 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', which will constitute a proportion of the initial rental payment upon successful checks and references being accepted. Following successful referencing, tenants must 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 was provided in good faith by third parties and is therefore subject to change.

- Direct sea views from the balcony.
  - Allocated off road parking for one car.
  - Gas central heating and double glazing.
    - Second floor flat.
    - South facing lounge/diner.
- Security entryphone system and lift access.
    - Modern fitted kitchen.
    - Modern shower room.
    - Two good size bedrooms.
  - Ample internal storage throughout.