



117 Windsor Road, Bexhill-on-Sea, East Sussex, TN39 3PE
£1,500 pcm





Property Cafe are delighted to offer to the lettings market this deceptively spacious mid terraced house, situated in a sought after residential location, just a short distance to Bexhill town centre with its array of independent shops, bars/restaurants, stunning seafront promenade and mainline railway station. Internally this family home comprises; Entrance hallway with understairs toilet and storage leading onto a spacious lounge with bay front window, a good size dedicated dining room a very spacious modern fitted kitchen/breakfast room with integrated oven/hob, breakfast bar, ample space for a breakfast table and double doors opening into the South Westerly facing lawned rear garden with raised patio and decking. Stairs rising to the first floor landing offers access onto three excellent size double bedrooms and a white suite family bathroom with shower over bath, low level W.C and hand wash basin. Additionally the property further benefits from a low maintenance front garden, on street parking, a neutral colour scheme throughout, children are welcome and a pet will be considered. The property is available now on a long let and a minimum annual income of £45,000 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.

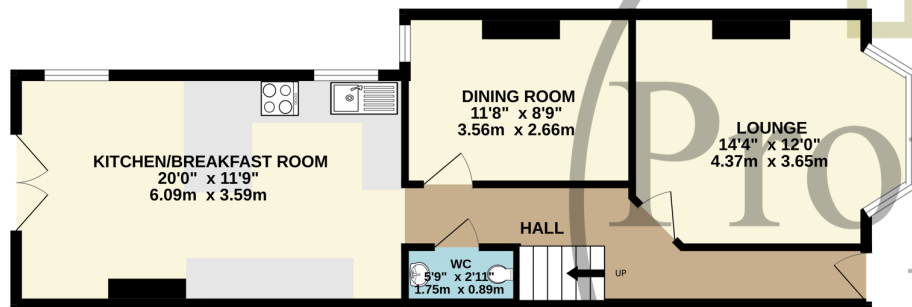
1x Weeks holding deposit = £346.15

5x Weeks security deposit = £1,730.76

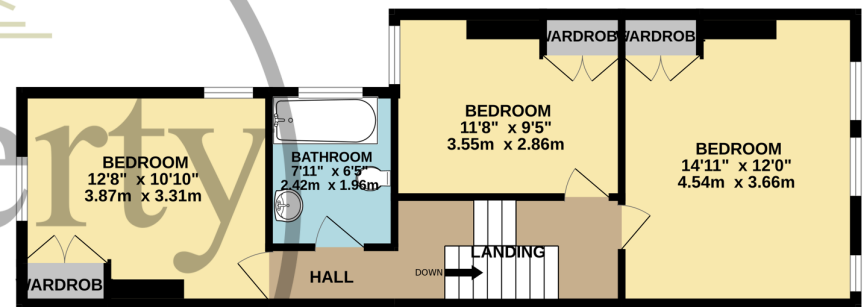
Minimum income required = £45,000



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.

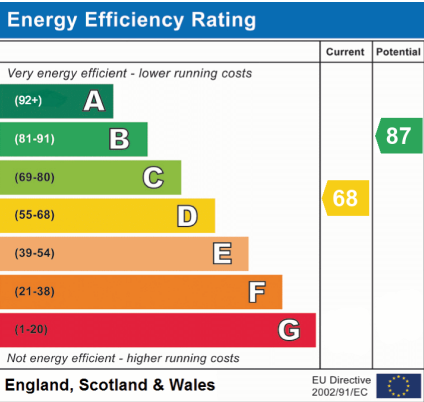


TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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: 3
Receptions: 2
Council Tax: Band B
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
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.

- Three good size double bedrooms.
- Mid terraced family home to let.
- Two spacious reception rooms.
- South West facing lawned rear garden with patio.
- Sought after Bexhill town centre location.
- Full double glazing and gas fired central heating.
- Modern fitted kitchen/breakfast room.
- Modern fitted bathroom with shower over.
- Neutral colour scheme throughout.
- Available now on a long let.