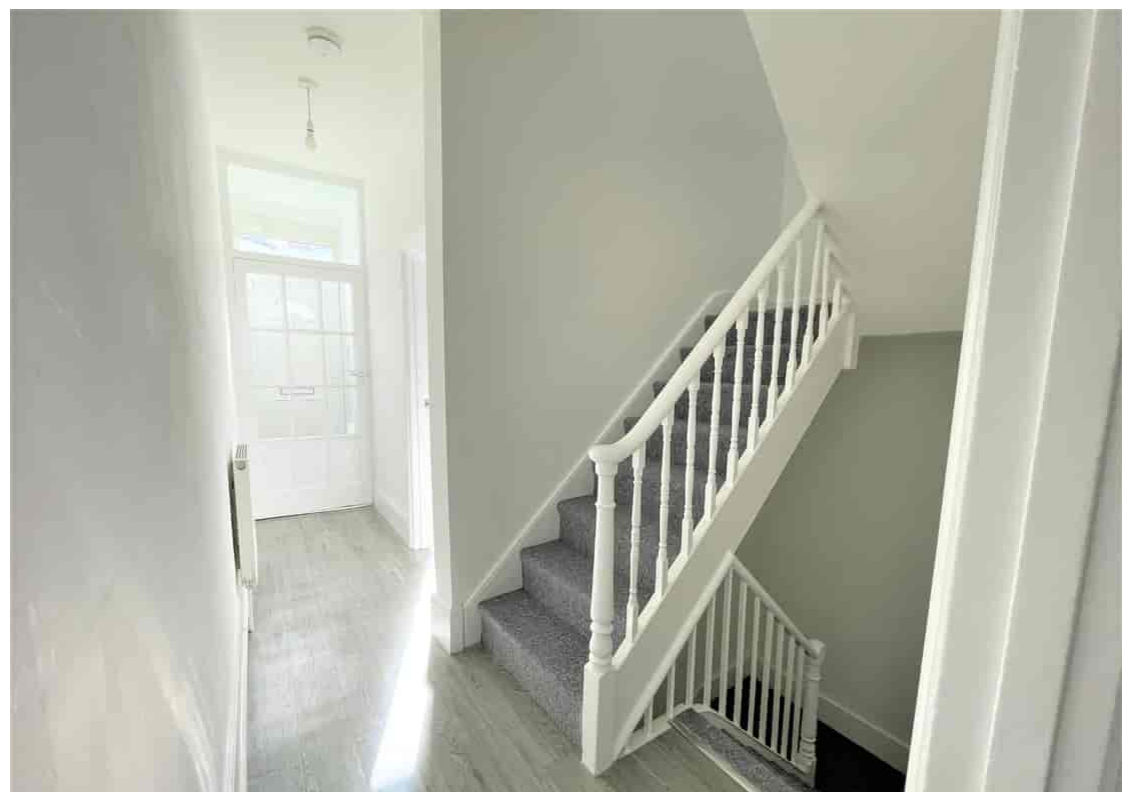




75 Stonefield Road, Hastings, East Sussex, TN34 1QA
£1,350 pcm





Property Café are delighted to offer to let this immaculately presented mid terrace townhouse, situated in the sought after Hastings town centre, close to shops, the mainline railway station, seafront promenade, Alexandra Park and excellent transport links to the A21 and A259. The property is arranged over three floors and offers bright and airy living accommodation throughout comprising; Entrance hallway leading onto a good size lounge, four double bedrooms, a modern fitted bathroom with shower over bath, additional downstairs W.C, a modern fitted kitchen with integrated oven and hob and a westerly facing courtyard garden. The property benefits from gas fired central heating with full double glazing, modern décor and carpets in white and grey tones throughout. The property is available late October 2025 on a long let and children are welcome, with a minimum annual income of £45,500 per household required to be eligible for this property, and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

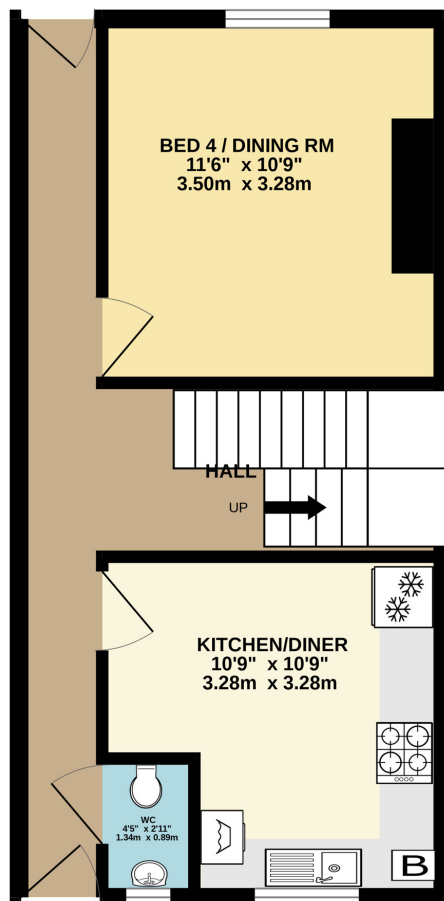
1x Week holding deposit = £311.53

5x Weeks security deposit = £1,557.69

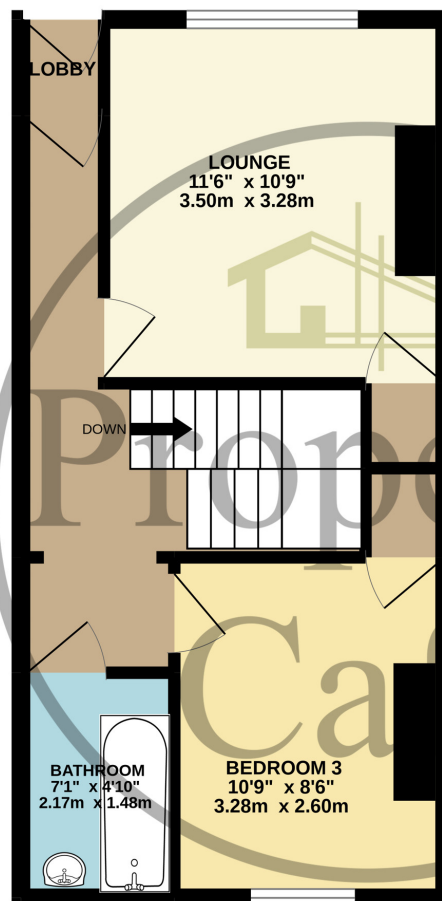
Minimum income required = £45,500



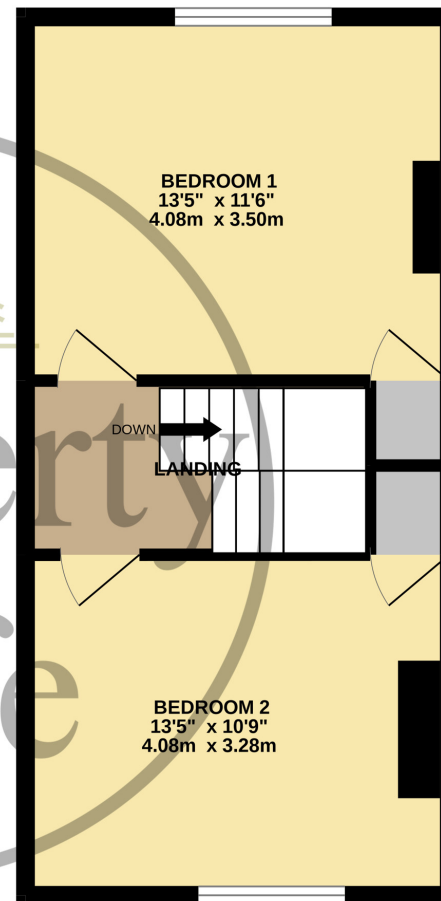
LOWER GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



HALL FLOOR
359 sq.ft. (33.4 sq.m.) approx.



FIRST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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: 4
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1703
Parking Types: Not Allocated. On Street.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
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		
(92-100) A		88
(81-91) B		
(69-80) C	70	
(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.

- Four double bedrooms.
- Modern decor and carpets.
- Hastings town centre location.
- Mid terrace townhouse to let
- Gas central heating and double glazing.

- West facing courtyard garden.
 - Modern bathroom.
- Modern integrated kitchen.
- Close to railway station.
- Available late October 2025.