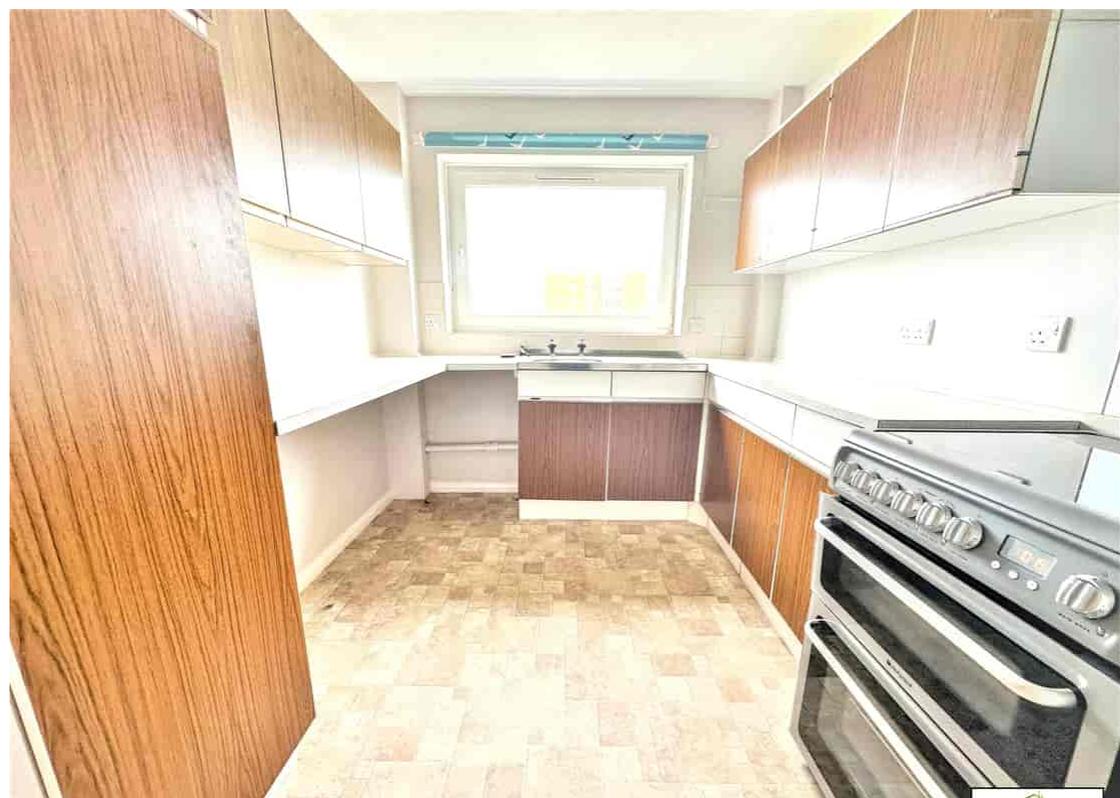




Flat 14 Sutton Place, Bexhill-on-Sea, East Sussex, TN40 1PG
£1,200 pcm





Property Café are delighted to offer this spacious two bedroom apartment to the lettings market, situated in on the third floor of a purpose built block directly on the seafront with amazing viewings across the English Channel. Internally the property benefits from a spacious living room with access to a private balcony looking out to sea, fitted kitchen with electric oven and hob, bathroom with shower over the bath and two bedrooms both with storage. The property has been decorated in neutral tones throughout and also benefits from gas central heating, double glazing, lift access, security entryphone system, an allocated parking bay and water rates included in the rent. A minimum annual income of £36,000 per household is required to be eligible for this property and early internal viewings are highly recommended. For additional information or to arrange your viewing, please contact our Bexhill office on 01424 224488 option 2.

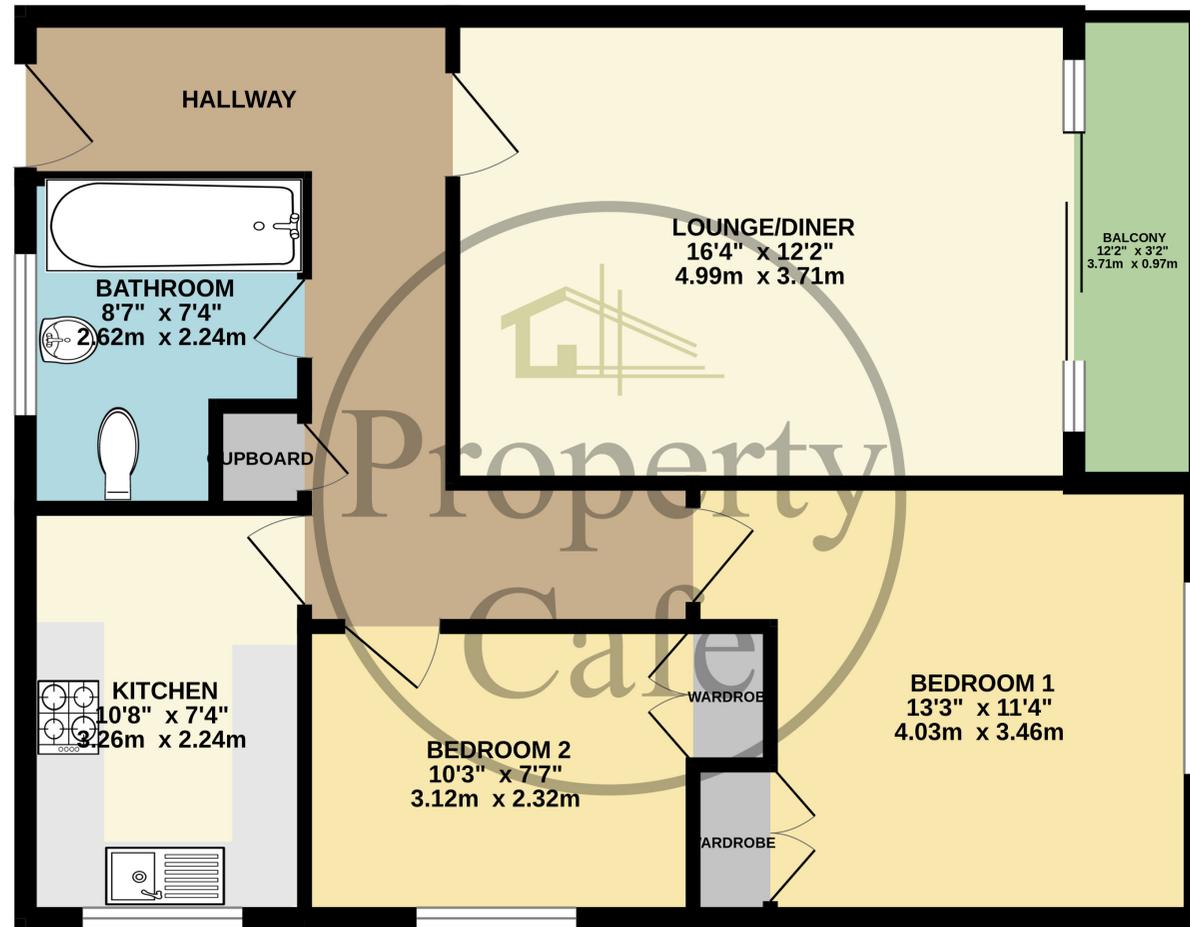
1x Week holding deposit = £276.92

5x Weeks security deposit = £1,384.61

Minimum income required = £36,000



THIRD FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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 1985.16
Parking Types: Allocated.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (74)
Water Supply: Private Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lift access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	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.

- Stunning sea views.
 - Private balcony.
 - Allocated parking space.
 - Water rates included in the rent.
 - Third floor flat with lift access.
- Fitted kitchen.
 - Bathroom with shower over bath
 - Two double bedrooms.
 - Double glazing and gas central heating.
 - Available now on a long let.