



Flat 4 Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN
£1,475 pcm





Property Cafe are delighted to offer to the lettings market this stunning seafront apartment, situated in this iconic Grade II listed Victorian building on the outskirts of Bexhill town centre. Internally this beautifully presented first floor flat offers ample natural lighting and stunning character with high ceilings/skirting and boasts impressive sized rooms comprising; A large vestibule entrance hallway offering access onto, a large kitchen with integrated oven and hob, a modern fitted shower room with large walk in shower cubicle and rainfall shower attachment, a very spacious lounge/diner with ample space to relax and entertain guests, two excellent size double bedrooms one with fitted wardrobes, a single bedroom/office, a large storage/utility cupboard and the stunning private 50ft balcony with far reaching panoramic sea views towards Beachy Head. In addition this wonderful property offers neutral toned decor throughout, full double glazing, gas fired central heating, a security entry phone system and lift access. The property is available to let mid February 2026 and internal viewings are a must to appreciate the size and position of the property. A minimum annual income of £44,250 per household is required to be eligible and for further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488.

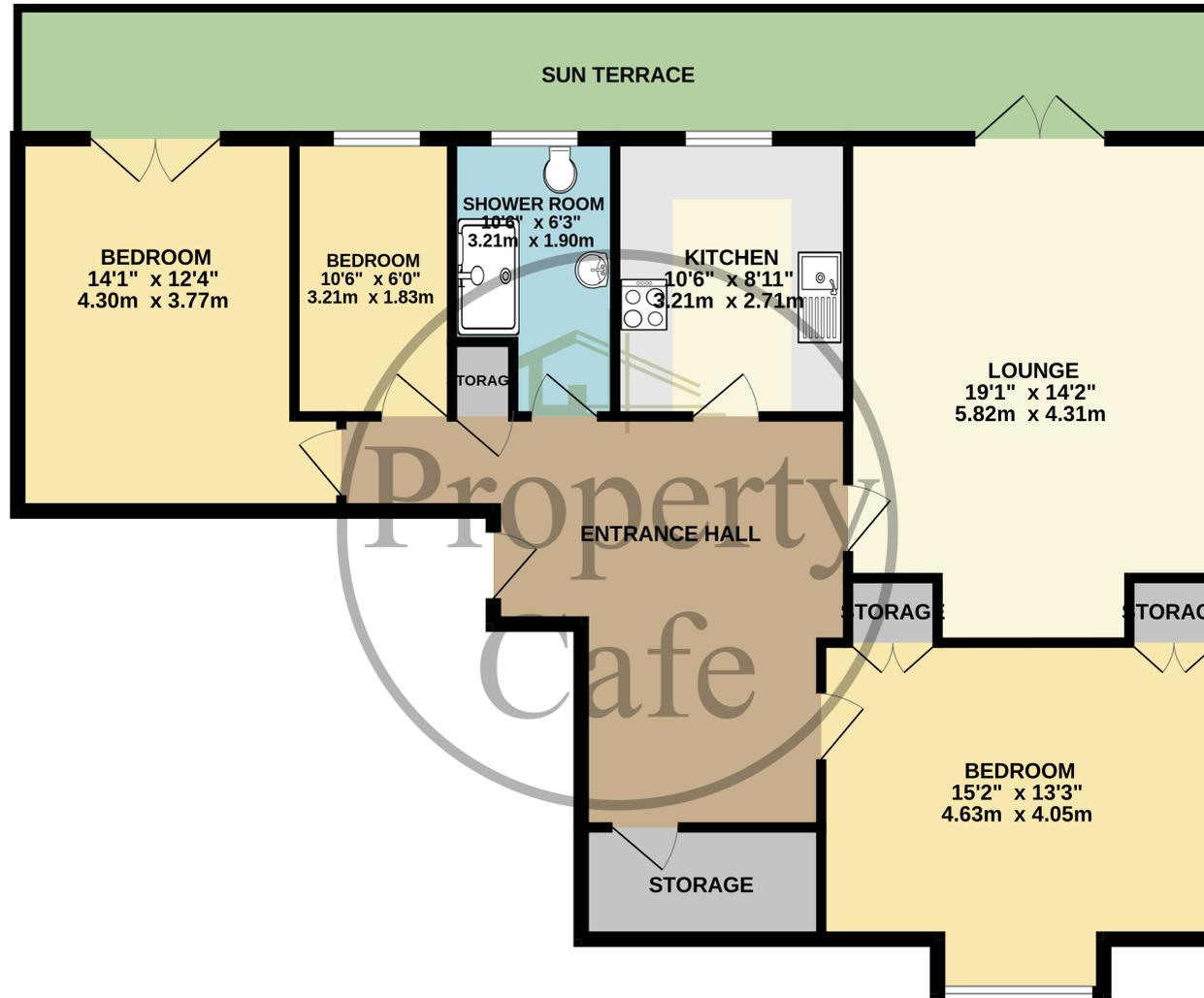
1X Week Holding Deposit= £340.38

5X Weeks Security Deposit= £1,701.92

Minimum Income Required= £44,250



GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2168
Parking Types: On Street.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
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		
(81-91)		
B		
(69-80)		
C	73	81
(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 seafront property.
 - Grade II listed Victorian building.
 - 50ft Panoramic private balcony.
 - Double glazing and gas central heating throughout.
 - Modern fitted kitchen with integrated oven and hob.
- Modern shower room with bespoke suite.
 - Two large double bedrooms.
 - Single bedroom/office space.
 - Large vestibule entrance hallway
 - First floor with lift access and security entry phone system.