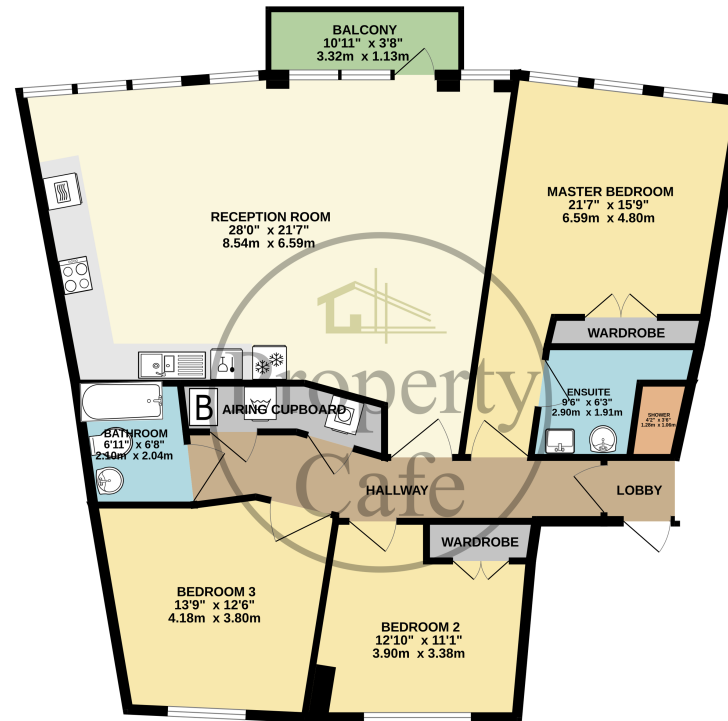




9 De La Warr Heights 1 Marina, Bexhill On Sea, TN40 1DA
£1,250 pcm

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA : 1158 sq.ft. (107.6 sq.m.) approx.
Whilst every effort 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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Property Cafe are delighted to offer to the letting market this wonderful fifth floor apartment situated in this prominent purpose built seafront block in Bexhill town centre with its array of local bars, restaurants and shopping outlets. Internally the accommodation comprises; Entrance hallway leading onto three good size double bedrooms, a master en-suite shower room with low level W.C, a family bathroom with shower over bath and low level W.C, a large hallway storage cupboard doubling up as a utility room and a large open plan lounge/diner with bespoke fitted fully equipped kitchen with oven/hob, microwave, dishwasher and fridge freezer and full glass doors that open onto the south facing balcony offering beautiful views across Bexhill seafront and promenade. The property benefits from built-in wardrobes, neutral decor and carpets, hardwood flooring, gas fired central heating, full double glazing, an audio/video security entry phone system, lift access to all floors and a secure underground allocated parking space. The property is available to let mid June and is available on a long let. A minimum annual income of £37,500 per household is 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.



Here at Property Cafe Limited we believe in full transparency and with the introduction of the Material Information Act 2024 under the guidance of the 'National Trading Standards U.K' (NTSUK), '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 as displayed here in the marketing text, with further information regarding the local authority tax, any applicable utilities, parking, coalfield, mining, flood risk, erosion, accessibility and adaptations, available upon explicit request and further information regarding the availability of broadband and mobile service can be found here; checker.ofcom.org.uk.

- Three double bedrooms.
 - Beautiful sea views.
- Master bedroom En-suite shower room.
- Modern bathroom with shower over bath.
 - Spacious open plan kitchen/lounge/diner.
- Bespoke integrated kitchen.
- Secure underground allocated parking.
- Security video entry phone system.
- Fifth floor flat with lift access.
 - Available Mid June

www.propertycafe.co



01424 224488