



10 Bonham Court Cooden Sea Road, Bexhill On Sea, East Sussex, TN39 4SL  
£1,200 pcm





Property Cafe are delighted to offer this beautifully presented purpose built apartment to the lettings market, situated in the heart of Little Common village and just a short distance to Cooden Beach. Internally the property offers a secure communal entrance with video intercom system and lift access to all floors, a spacious living room with attractive bay window, fully integrated modern kitchen, en-suite shower room to the master double bedroom, a good size second bedroom, modern family bathroom and a private residents car park with one allocated space. The property benefits further from full double glazing, energy efficient electric heating and has been decorated in neutral tones throughout and offer ample internal storage. The property is available to let early August 2025 and a minimum annual income of £36,000 per household is required to be eligible with early internal viewings highly recommended. For additional further information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

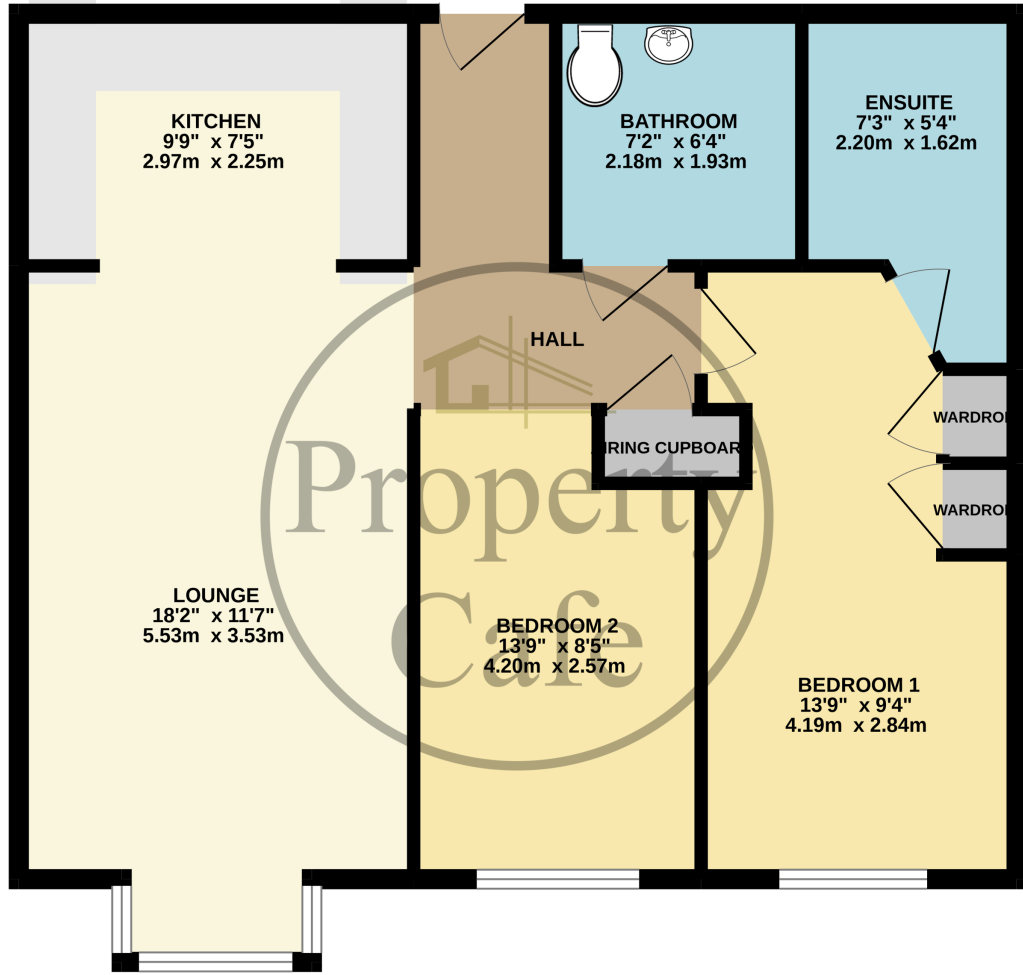
1x Week holding deposit = £276.23

5x Weeks security deposit = £1,384.61

Minimum income required = £36,000

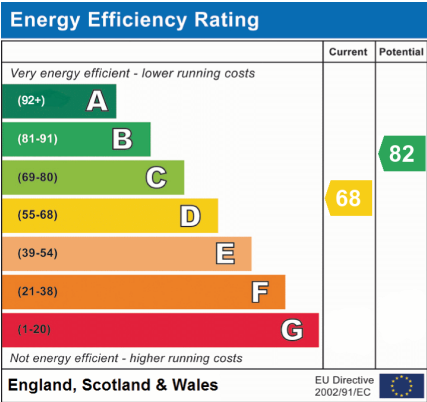


**GROUND FLOOR**  
**757 sq.ft. (70.3 sq.m.) approx.**



TOTAL FLOOR AREA : 757 sq.ft. (70.3 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: 2  
Receptions: 1  
Council Tax: Band B  
Council Tax: Rate 1992  
Parking Types: Allocated. Off Street.  
Heating Sources: Electric.  
Electricity Supply: Mains Supply.  
EPC Rating: D (68)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTC.  
Accessibility Types: Lift access.



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.

- Little Common location
- Lift access and security entry phone.
  - Private resident car park.
  - Two bedroom property to let.
- Double glazing and electric heating.

- Modern kitchen with integrated appliances.
- Family bathroom and en-suite shower room.
  - Spacious lounge with bay window.
- Second floor purpose built apartment.
  - Available early August 2025.