



11 Clock Tower Court Park Avenue, Bexhill, East Sussex, TN39 3HP
£1,200 pcm



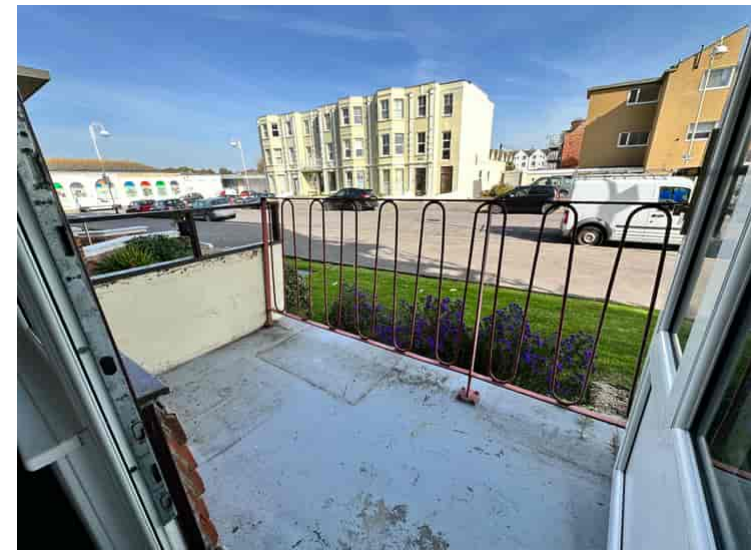
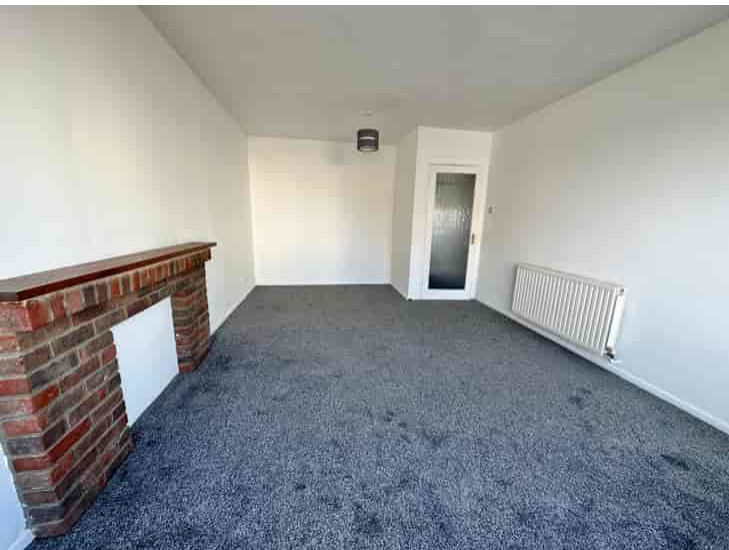


Property Cafe are delighted to offer for let this spacious, purpose built, ground floor flat situated in a sought after location between Egerton park and the seafront promenade, and just a short distance into Bexhill town centre and mainline railway station. Internally the property comprises entrance hallway with built in storage, a good size east facing master double bedroom with ample built in storage, a very spacious east facing lounge/diner with ample space to relax and entertain guests and a private balcony with beautiful sea views and the iconic clock tower. There is a second double bedroom to the rear of the property, a modern fitted white suite bathroom with shower over bath and a modern fitted kitchen with a range of cabinets and breakfast bar. Additionally this property benefits from being decorated and carpeted throughout in modern tones, a security entry phone system, full double glazing and gas central heating and a single en-bloc garage with up and over door. This fantastic property is available to let late May 2025 and internal viewings are highly recommended. A minimum annual income of £36,000 per household is required to be eligible for this property. For additional information or to arrange your internal viewing, please contact our bexhill office on 01424 224488 Option 2.

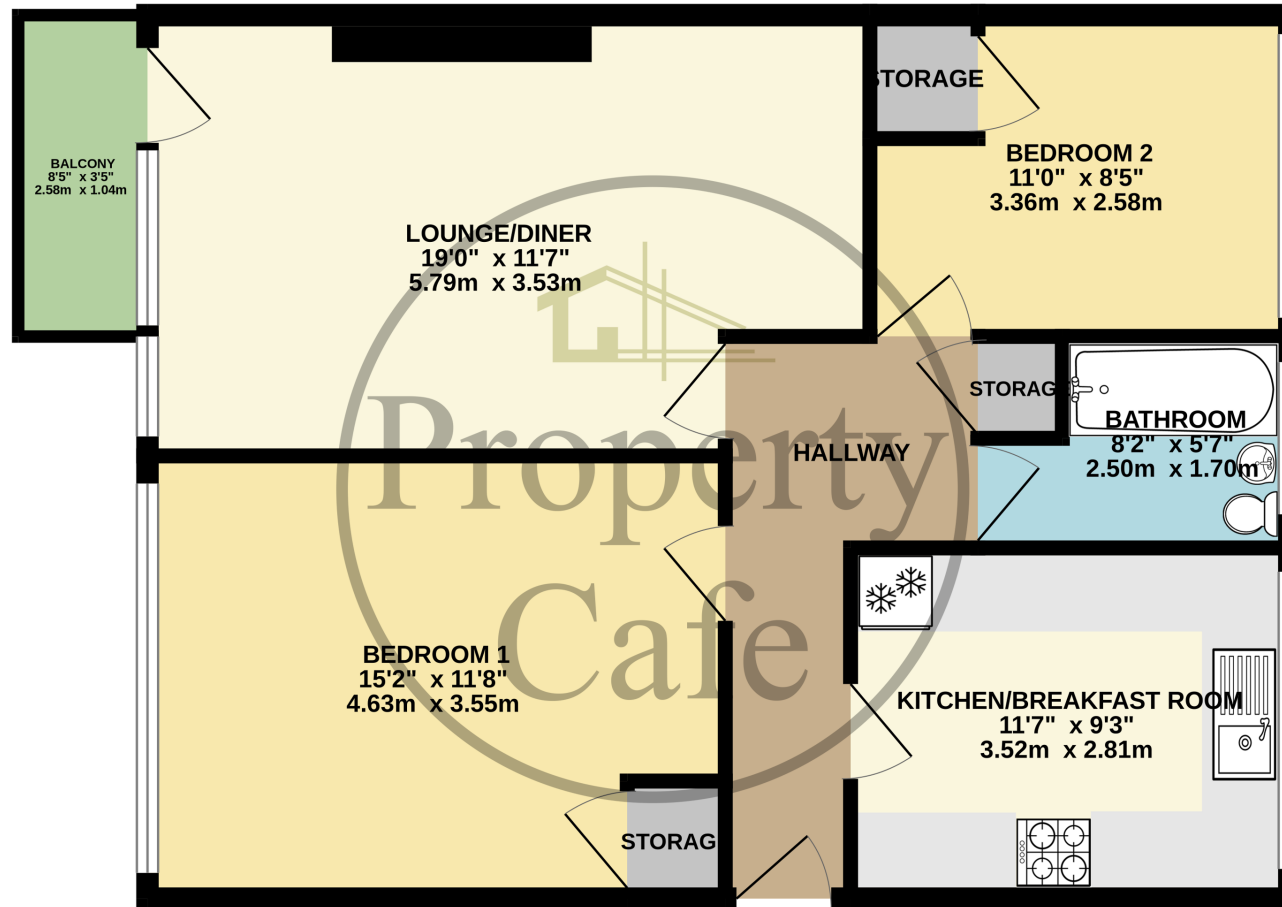
1x Week holding deposit = £276.92

5x Weeks security deposit = £1,384.60

Minimum income required = £36,000



GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.

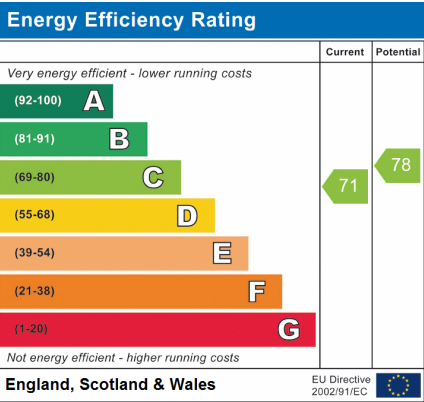


TOTAL FLOOR AREA : 692 sq.ft. (64.3 sq.m.) approx.

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 C
Parking Types: On Street. Permit.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.





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.

- Private balcony with sea views
- Purpose built ground floor flat to let.
 - Two double bedrooms.
 - Single en-bloc garage.
- Double glazing and gas central heating.

- Security entry phone system.
- Modern kitchen/breakfast room.
 - Modern fitted bathroom.
- Modern decor throughout.
- Available late May 2025.