



2 York Road, Bexhill-on-Sea, East Sussex, TN40 2LB  
£1,450 pcm





Property Cafe are delighted to offer to the lettings market this neatly refurbished chalet bunaglow situated in a sought after location of Pebsham, just a short distance to Ravenside retail park, Glynegap beach and transport links. Internally this well presented property comprises; Entrance hallway leading onto two good size double bedrooms, a newly fitted modern white suite bathroom with shower over bath and low level W.C and a spacious open plan living area with ample space for lounging, dining and cooking in the brand new modern fitted kitchen with integral oven and hob. Stairs rising to the first floor offer access onto a large dormer bedroom with a pleasant sea glimpse and a large modern shower room. Additionally the property further benefits from off road parking for 1 car, a low maintenance front garden and an enclosed lawned rear garden, under stairs storage cupboard and modern tones throughout. The property is available now on a long let and a minimum annual income of £43,500 per household is required to be eligible. For additional information or to arrange your internal viewing, please do not hesitate to contact me on 01424 224488 Option 2.

1x Week holding fee = £334.61

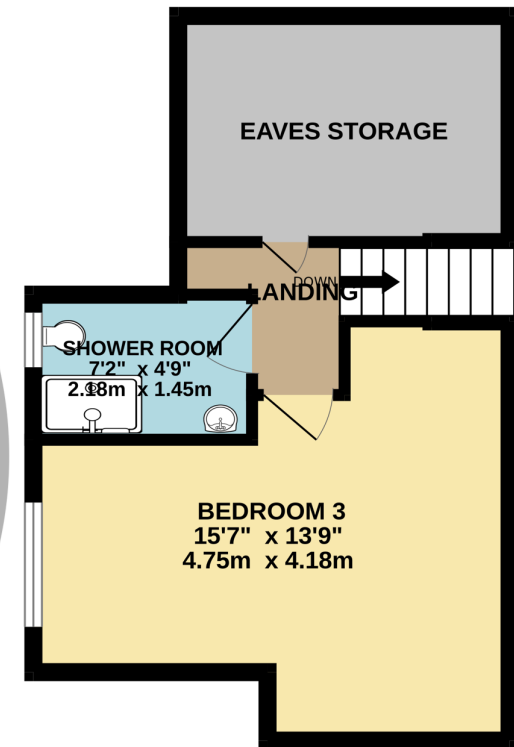
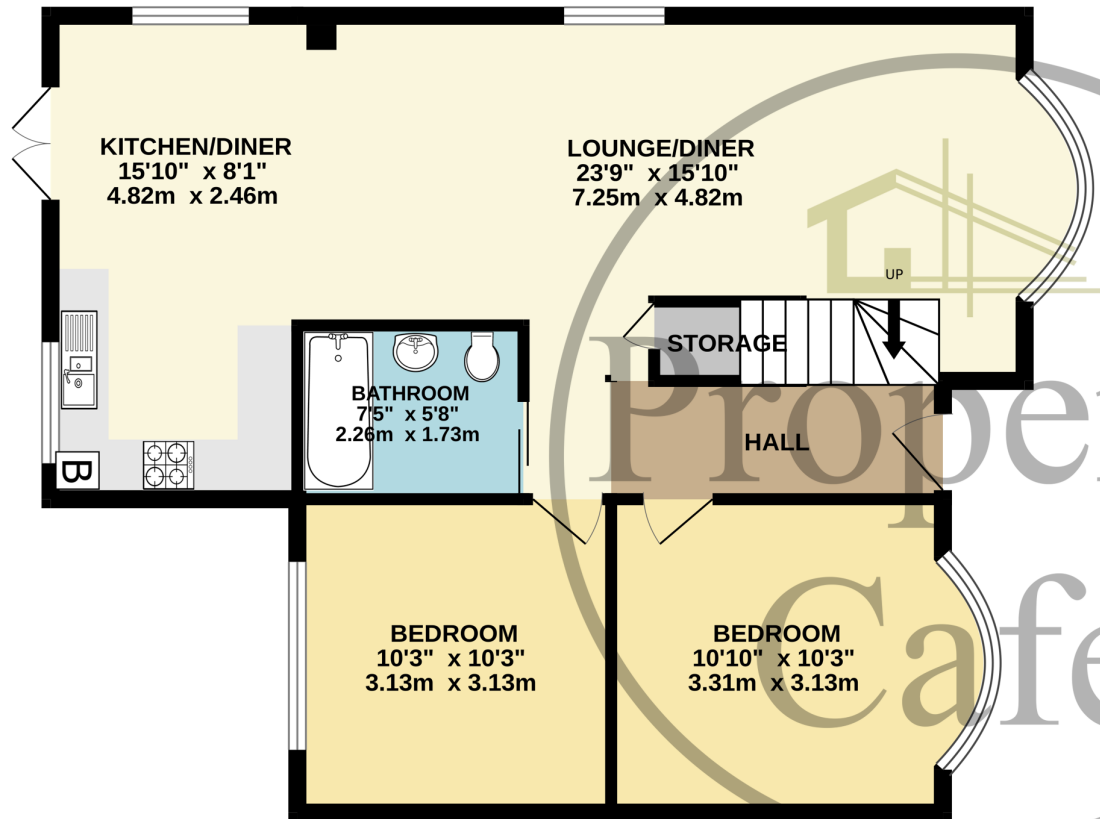
5x Week security fee = £1,673.07

Minimum annual income required: £43,500 p.a



**GROUND FLOOR**  
727 sq.ft. (67.6 sq.m.) approx.


**1ST FLOOR**  
302 sq.ft. (28.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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: 3  
Bedrooms: 3  
Receptions: 2  
Receptions: 1  
Council Tax: Band C  
Council Tax: Rate 2277  
Parking Types: None.  
Heating Sources: None.  
Electricity Supply: None.  
EPC Rating: D (65)  
Water Supply: None.  
Sewerage: None.  
Broadband Connection Types: None.  
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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.

- Three double bedrooms.
- Two modern bathrooms.
- Semi detached chalet bungalow.
- Newly fitted modern kitchen with oven and hob.
- Double glazing and gas fired central heating.
- Low maintenance front garden and driveway.
- Lawned rear garden with raised seating area.
- Close to Ravenside retail park and the beach.
  - Sought after Pebsham location
  - Available now on a long let.