Property Café

Flat 1, 53 Eversfield Place, St Leonards on Sea, East Sussex, TN37 6DB

£1,300 pcm

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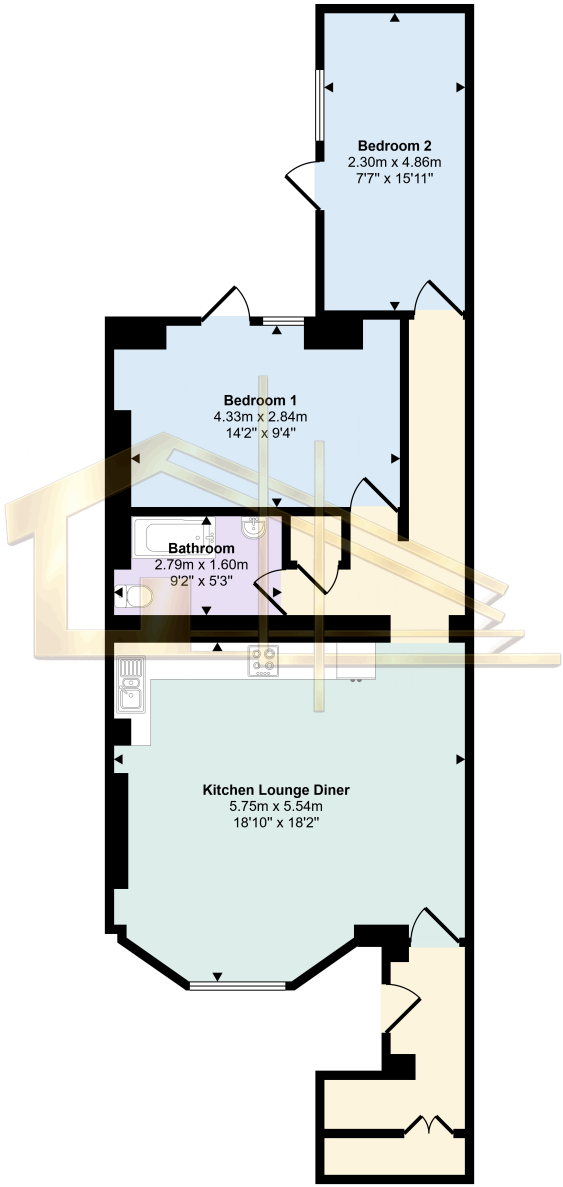
Property Cafe are delighted to offer to the lettings market, this stylish lower ground floor flat situated in a sought-after seafront location in the heart of St Leonards, offering close proximity to Hastings town centre, and choice of railway stations. This contemporary two-bedroom home combines modern comfort and coastal charm. The property features a private entrance leading to a bright open-plan lounge/diner and bespoke kitchen fitted with oak worktops and integral appliances, to the rear of the property there are two well-proportioned double bedrooms and a stylish modern fitted bathroom. Additionally the property further benefits from underfloor heating and double glazing, modern colour schemes and a private courtyard garden with external storage. The property is available now and a minimum annual income of £39,000 per household is required to be eligible, with early viewings recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £300.00

5x Week security deposit = £1,500.00

Minimum income required = £39,000

Approx Gross Internal Area
78 sq m / 836 sq ft

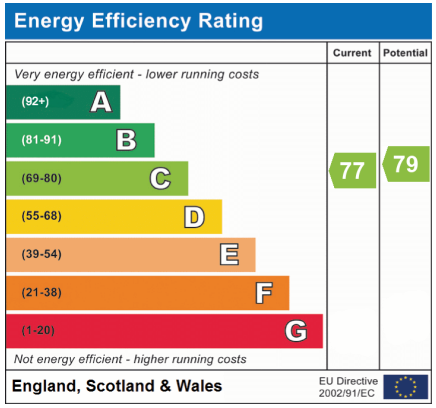


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

www.propertycafe.co

Bedrooms: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1702.76
Parking Types: On Street. Permit.
Heating Sources: Gas Central. Underfloor Heating.
Electricity Supply: Mains Supply.
EPC Rating: C (77)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.



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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.

- Lower ground floor flat to let.
- Contemporary Open Plan Lounge/Diner/Kitchen
- Two Well proportioned Double Bedrooms
- Modern Fitted Kitchen With Oak Worktops & Integrated Appliances
- Own Private Entrance & Front Door
- Underfloor Heating & Double Glazed Throughout
- Modern Fitted Family Bathroom
- Sought After Seafront Location In The Heart Of St Leonards
- Beachfront Position
- Private courtyard garden and outside store area.