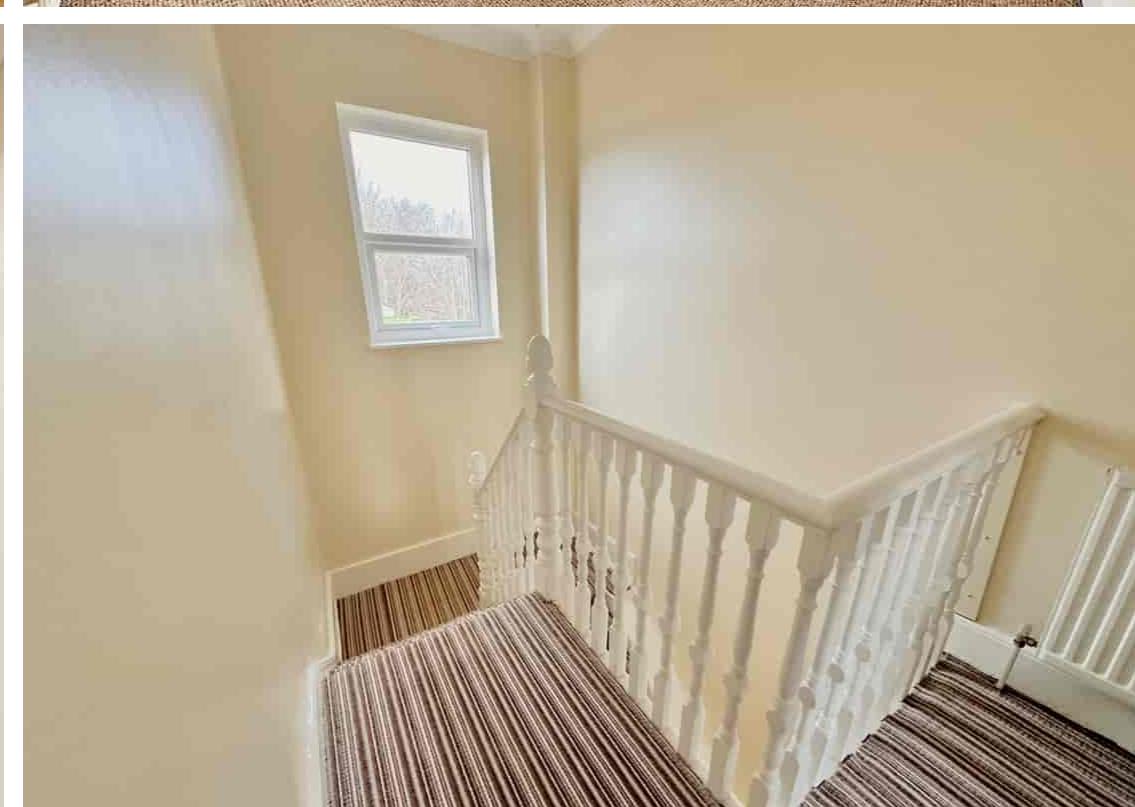




Flat 1, 2 Sackville Road, Bexhill-on-Sea, East Sussex, TN39 3JA  
£1,350 pcm



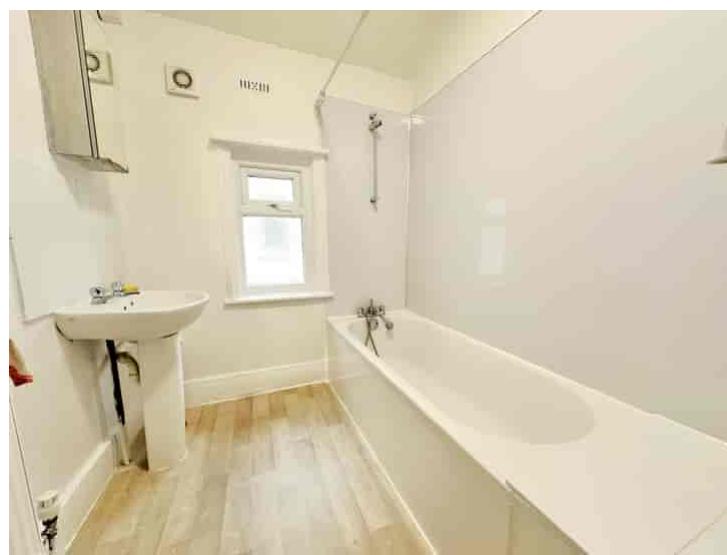


Property Cafe are delighted to offer to let this well presented first and second floor flat, situated in the sought after Bexhill town centre location just a short distance from the mainline railway station, bars, restaurants, independent shops and the seafront promenade. The access is located at the rear of the property with external staircase rising to the first floor entrance hallway offering access onto a modern kitchen with a range of cupboards, a large under stairs storage cupboard, modern bathroom with shower over bath and a separate W.C, a spacious double bedroom, a very large lounge with bay window, stairs rising to the second floor landing lead onto two large double bedrooms. The property benefits from double glazing and gas fired central heating, a private entrance, neutral decor and is available now on a long let. A minimum annual income of £40,500 per household is required to be eligible for this property and internal viewing are highly recommended. For additional information or to arrange our internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

1x Week holding deposit = £311.53

5x Weeks security deposit = £1,557.69

Minimum income required = £40,500





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

**Receptions:** 1

**Council Tax:** Band A

**Council Tax:** Rate 1701.55

**Parking Types:** On Street.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

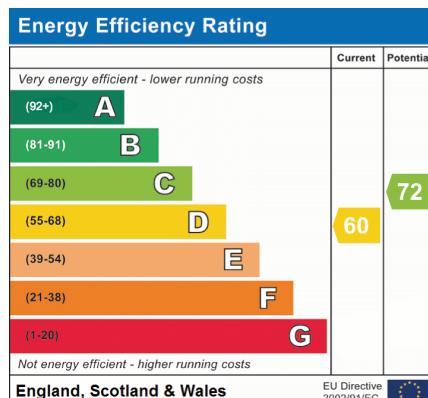
**EPC Rating:** D (60)

**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.

- First and second floor maisonette.
- Three large double bedrooms.
  - Modern kitchen.
- Modern bathroom and separate W.C
  - Private entrance.
- Double glazing and gas central heating.
- Bexhill town centre location.
- Close to train station.
- Neutral decor.
- Available now on a long let.