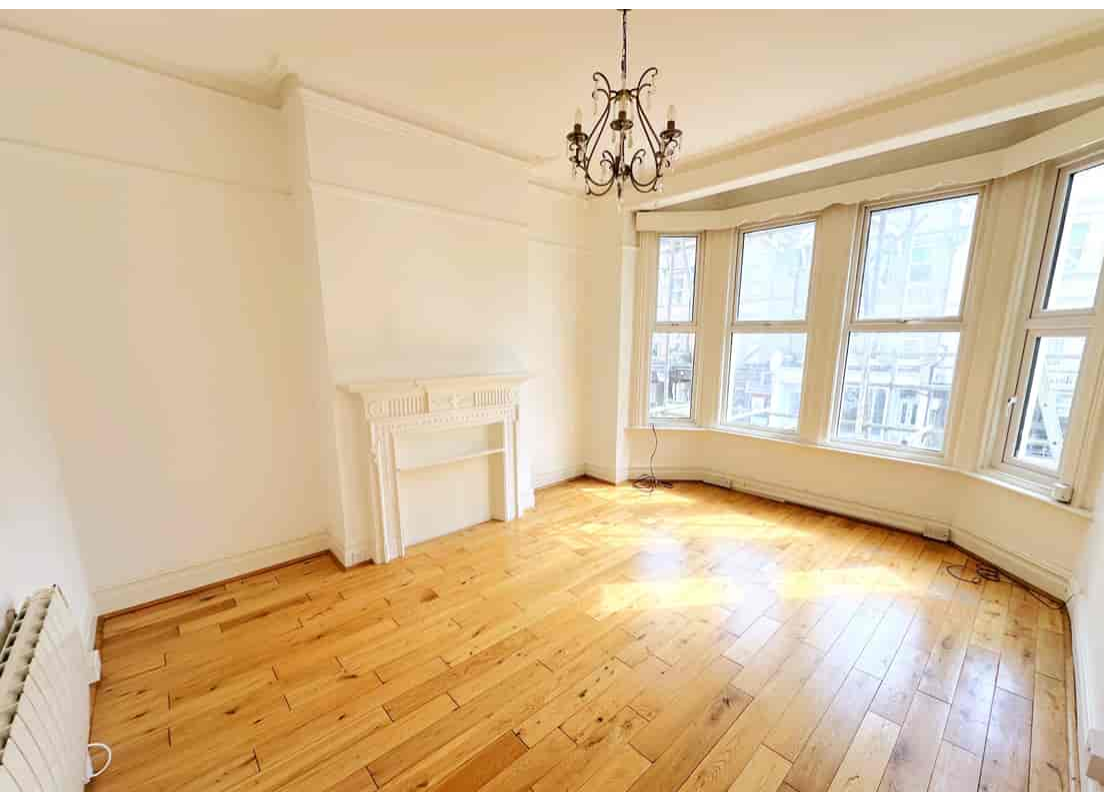




Flat A, 64 Sackville Road, Bexhill On Sea, East Sussex, TN39 3JE
£950 pcm





Property Café are delighted to offer to let this beautifully presented first floor flat situated in the heart of Bexhill town centre with just a short walk to the iconic De La Warr Pavilion, seafront promenade, Egerton park and the owns fantastic array of local bars/restaurants, railway station and local amenities. Internally the brief comprises; Secure communal entrance hallway with entryphone system leading onto the first floor landing and flat entrance hallway onto two good size bedrooms one with built in storage, a good sized lounge/diner with bay window, period features and a sea view, a modern fitted kitchen with electric oven and hob, modern fitted bathroom and private section of garden with fire escape balcony. The property has been decorated in neutral tones throughout and further benefits from double glazing and energy efficient electric heating and is available now on a long let with early internal viewings highly recommended. A minimum annual income of £28,500 per household is required to be eligible and to arrange your internal viewing or for further information please contact our Bexhill office on 01424 224488 option 2.

1x Week holding deposit = £219.23

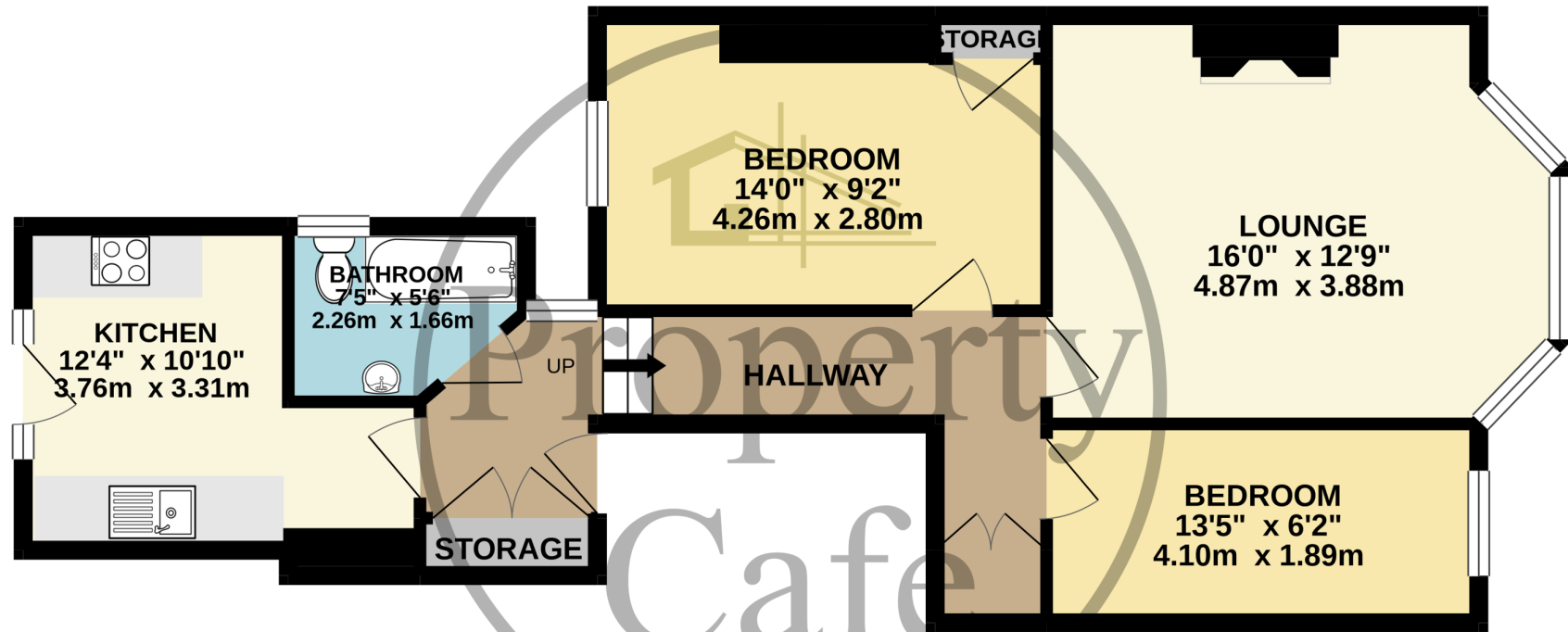
5x weeks security deposit = £1096.15

Minimum income required = £28,500



GROUND FLOOR

635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 A
Council Tax: Rate 1708
Parking Types: On Street.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: E (46)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
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.

- First floor flat to let.
- Two good size bedrooms.
- Electric heating and double glazing.
- Spacious lounge with partial sea views.
- In the heart of Bexhill town centre.

- Private garden.
- Modern fitted kitchen
- Modern fitted bathroom.
- Neutral decor throughout.
- Available now on a long let