



Sutton Place, Bexhill-on-Sea, East Sussex, TN40 1PH
£1,295 pcm





Property Cafe are delighted to offer to let this stunning second floor seafront apartment situated on Galley hill with picturesque views to Beachy head. Internally the accommodation comprises; A secure communal porch and common ways with security entry phone system. Flat entrance hall offers access to all rooms and in brief comprises; a spacious lounge/diner boasting double glazed sliding patio doors leading onto the large south facing balcony with picturesque sea views, a fitted kitchen with granite work tops and space for appliances, two good size double bedrooms both with built in storage cupboards and a modern fitted shower room. Additionally the property offers full double glazing, gas central heating, immaculately kept communal gardens and a single garage en-bloc ideal for external storage. This beautiful flat is available now with water rates included in the rent. A minimum annual income of £38,850 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.

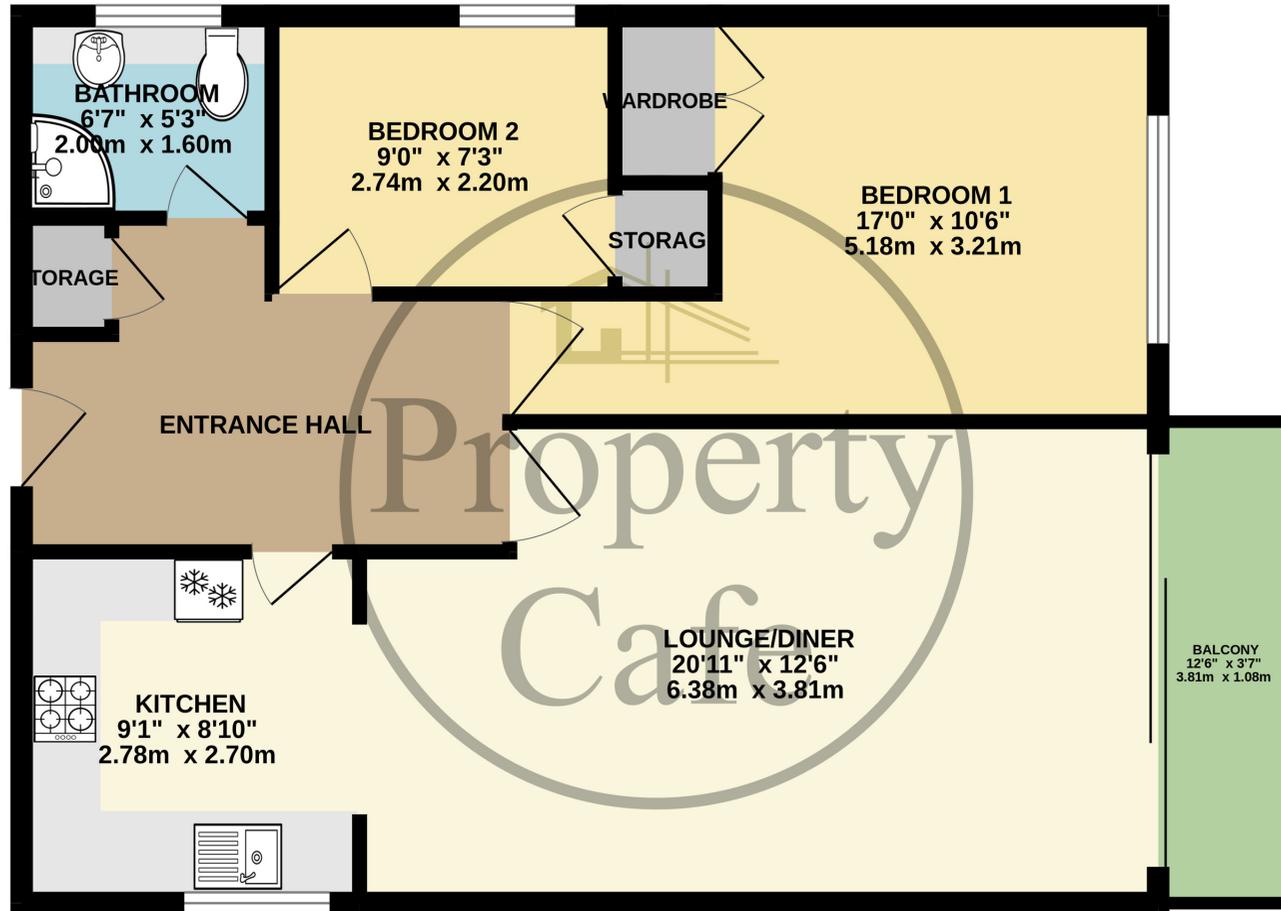
1x Week holding deposit = £1,295.00

5x Weeks Security deposit = £1,494.23

Minimum income required = £38,850.00



SECOND FLOOR FLAT
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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: 2
Receptions: 1
Council Tax: Band B
Council Tax: Rate 1985.16
Parking Types: On Street.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (57)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	57	69
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





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.

- Uninterrupted sea views
 - South facing balcony with picturesque views.
 - Two double bedrooms
 - En-bloc single garage.
 - Neutrally decorated throughout.
- Double glazing and gas central heating.
 - Water rates included.
 - Purpose built second floor flat.
 - Available furnished.