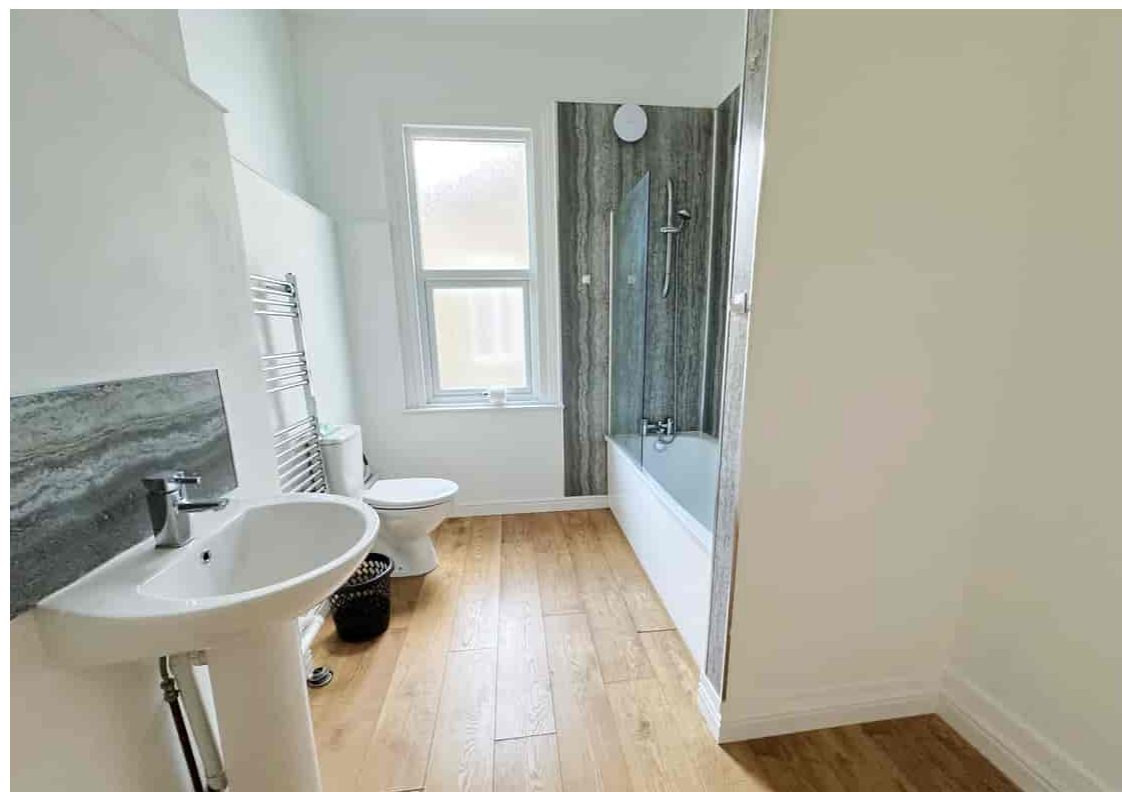




39a Devonshire Road, Bexhill-on-Sea, East Sussex, TN40 1BD
£1,500 pcm



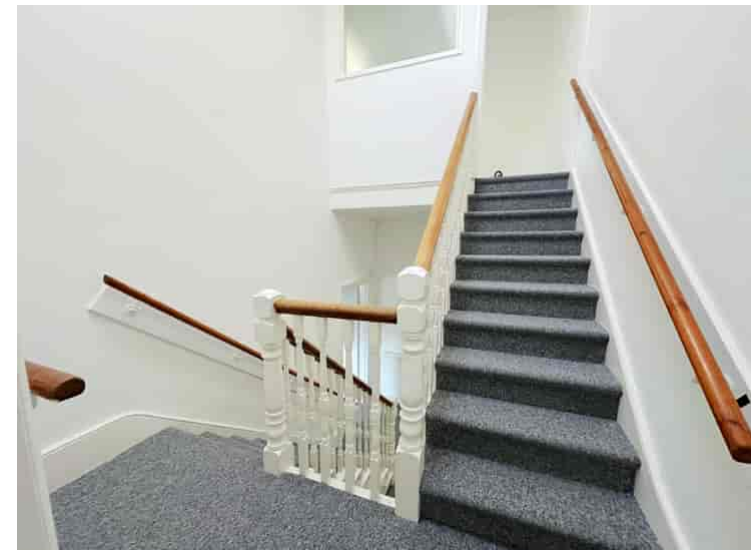


Property Cafe are delighted to offer to the lettings market this impressive size split level flat, situated in the heart of Bexhill town centre with it's array of bars/restaurants, amenities and just a short distance to bus stop and mainline railway station. Internally this impressive size property offers private access directly into the dining room leading onto a modern fitted kitchen with space for free standing appliances, spacious storage space, a very spacious lounge with bay window, a good size double bedroom and spacious hallway with stairs rising to the second floor landing offering access onto a spacious bathroom with shower over bath and access onto a utility room, stairs rising to the third floor offers access onto a spacious lobby and three good size double bedrooms. In addition to the spacious accommodation, the property further benefits from double glazing, gas fired central heating, newly decorated throughout with newly fitted carpets in modern tones and is available now on a long term let. A minimum annual income of £45,000 per household is required to be eligible and early internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our Bexhill office on 01424 224488 Option 2.

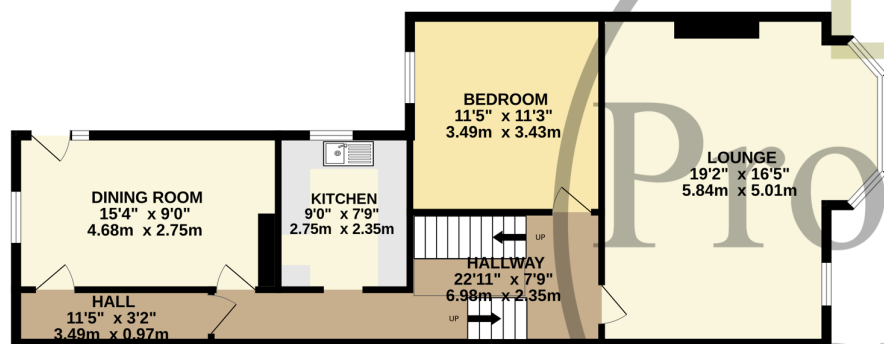
1x Week holding deposit = £346.15

5x Weeks security deposit = £1730.76

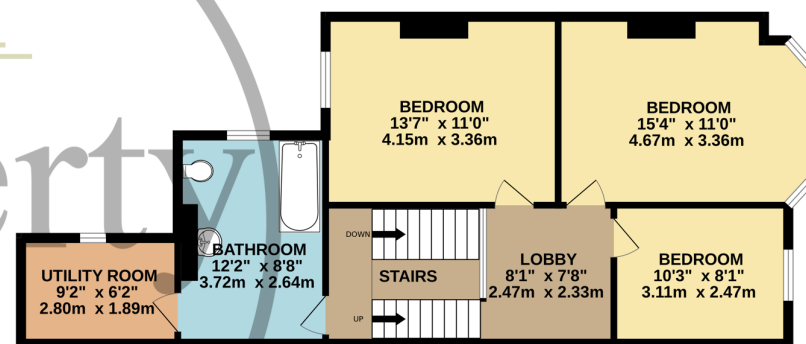
Minimum income required = £45,000



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



2ND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1450 sq.ft. (134.7 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: 4
Receptions: 2
Council Tax: Band B
Council Tax: Rate 1992
Parking Types: No Parking Available.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (72)
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	72	77
(55-68) D		
(39-54) E		
(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.

- Four double bedrooms.
- Spacious split level apartment.
- In the heart of Bexhill town centre.
- Impressive size lounge with bay window.
 - Separate dining room.
- Modern fitted kitchen.
- Modern fitted bathroom.
- Double glazing and gas central heating.
- Newly decorated and carpeted in modern tones.
 - Available now on a long let.