



3 Saddlers Place, Bexhill On Sea, East Sussex, TN39 4GQ
£1,600 pcm





Property Café are delighted to present this stunning terrace house to the lettings market. The house is set in a sought after residential location just a short distance to Little Common village with its array of local amenities, nearby restaurants/pubs, Highwoods Golf course and easy access onto the A259. This impressive new build development offers bright and spacious accommodation throughout and in brief comprises; Large double driveway, storm porch leading into the spacious entrance hallway with under stairs storage, downstairs cloakroom toilet with hand wash basin, a bespoke country shaker style kitchen with composite work surfaces and integrated oven/hob, fridge freezer, dishwasher, spacious lounge with Oak Herringbone flooring and sliding doors onto the rear garden with patio and lawn. Stairs rising to the first floor landing offers Three double bedrooms and a modern family bathroom fitted with a vanity sink and LED mirror, low level toilet, large bath with shower riser rail and glass shower screen and storage cupboard. The property is beaming with ample natural lighting in addition to the neutral decoration and floor coverings to include Oak Herringbone flooring bringing a modern and contemporary feel to this impressive development whilst benefiting further from gas fired central heating, full double glazed windows, low energy lighting and plush carpets. This lovely family home is available to let late June 2024 and internal viewings are a must to appreciate the size and spec of the property. A minimum annual income of £48,000 per household is required to be eligible for this property and internal viewings are highly recommended. For additional information or to arrange your internal viewing, please contact our office on 01424 224488.

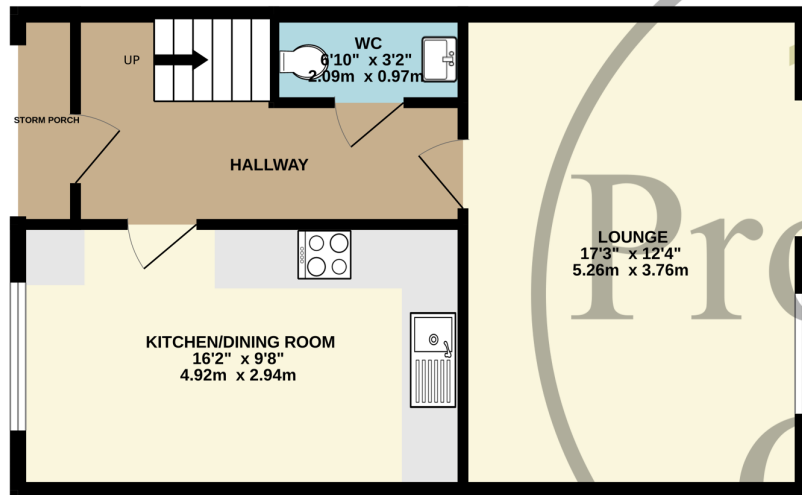
1 x week holding deposit = £369.23

5 x week security deposit = £1,846.15

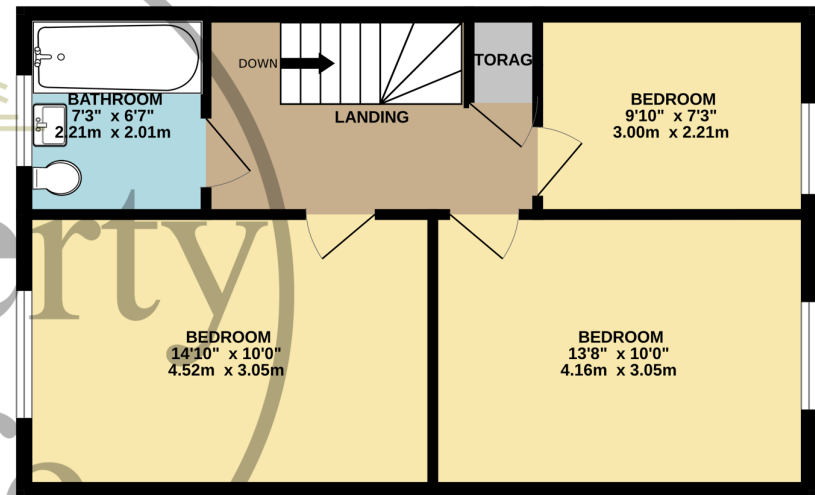
Minimum affordability required = £48,000



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



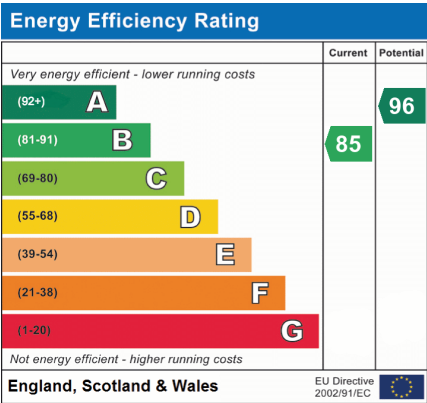
1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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: 3
Receptions: 1
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: B (85)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.



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.

- Sought after residential location.
 - Lawned rear garden with patio.
 - Bespoke fully integrated kitchen/diner
 - Family bathroom and separate W.C.
 - Spacious double driveway.
- The High Paddocks new build development.
 - Three double bedrooms.
 - Gas central heating and double glazing.
 - Bright and spacious accommodation throughout
 - Available now