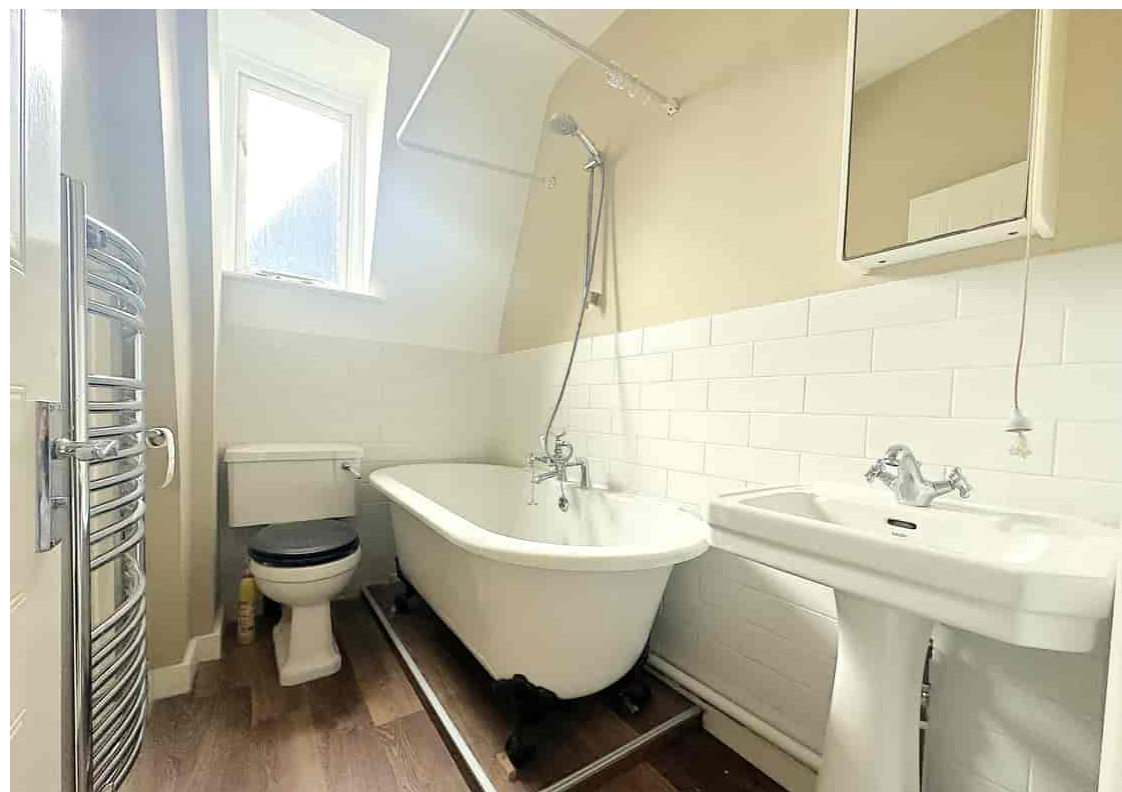




Knole Road, Bexhill-on-Sea, East Sussex, TN40 1LN
£1,195 pcm





Property Cafe are delighted to offer this impressive sized grade II listed Victorian era property which has recently been updated to a modern and contemporary top floor apartment, boasting stunning sea views across Bexhill promenade and seafront, whilst benefiting from easy access to the town centre with it's array of local bars/restaurants, shops and mainline railway station. Internally this spacious property comprises; Secure communal entrance hallway with security entryphone system and stairs rising to all floors, a spacious flat entrance hallway offering access onto; Two excellent size double bedrooms and a single bedroom/office, a very spacious lounge/diner with ample space to relax and entertain guests, a modern integrated kitchen/breakfast room with ample space for cooking/dining and a modern bathroom with roll top bath, over head shower, low level W.C and hand wash basin. This well proportioned property further benefits from a modern and contemporary colour scheme throughout, a security entry phone system, ample internal storage, gas fired central heating, ornate wooden windows with partial secondary glazing and the property is available now on a long let and a small dog will be considered. A minimum annual income of £35,850 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 Bexhill office on 01424 224488 Option 2.

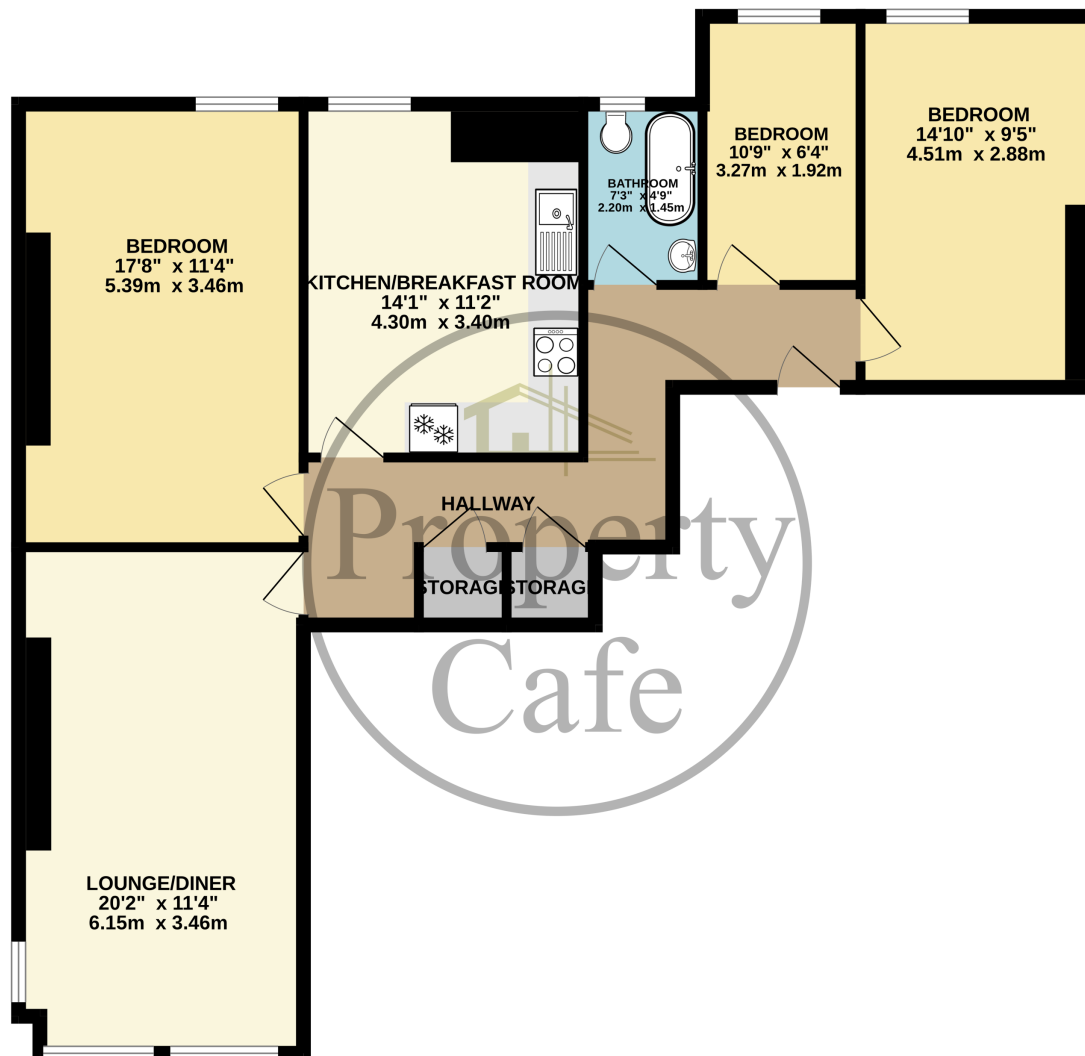
1x Week holding deposit = £275.76

5x Week security deposit = £1,378.84

Minimum annual income of = £35,850 p.a



TOP FLOOR FLAT
938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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
Council Tax: Band B
Council Tax: Rate 1897
Parking Types: On Street. Permit.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: D (61)
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		77
(55-68) D	61	
(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.

- Top floor flat to let.
- Three good size bedrooms
- Grade II listed Victorian building.
- Modern Integrated kitchen/ breakfast room
- Modern fitted bathroom with roll top bath

- Three good size bedrooms.
- Ample internal storage throughout.
- Modern and contemporary
- Security entryphone system.
- Available now on a long let.