



3 Redford Court Collington Lane East, Bexhill-On-Sea, East Sussex, TN39 3RH
£1,000 pcm





Property Cafe is delighted to offer to the lettings market, this well proportioned ground floor flat situated in the sought after residential location in Collington, just a short distance to the railway station and public transport links. Internally the property offers secure communal entrance with security entryphone system, a private rear entrance with private balcony, a spacious dual aspect lounge with feature fireplace, a modern fitted kitchen with integrated oven and hob, a modern bathroom with shower over bath, two double bedrooms and ample internal storage throughout. Additionally the property offers neutral decor throughout, full double glazing, electric heating, an allocated parking space and is available mid December 2025 with a minimum annual income of £30,000 per household is required to be eligible 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.

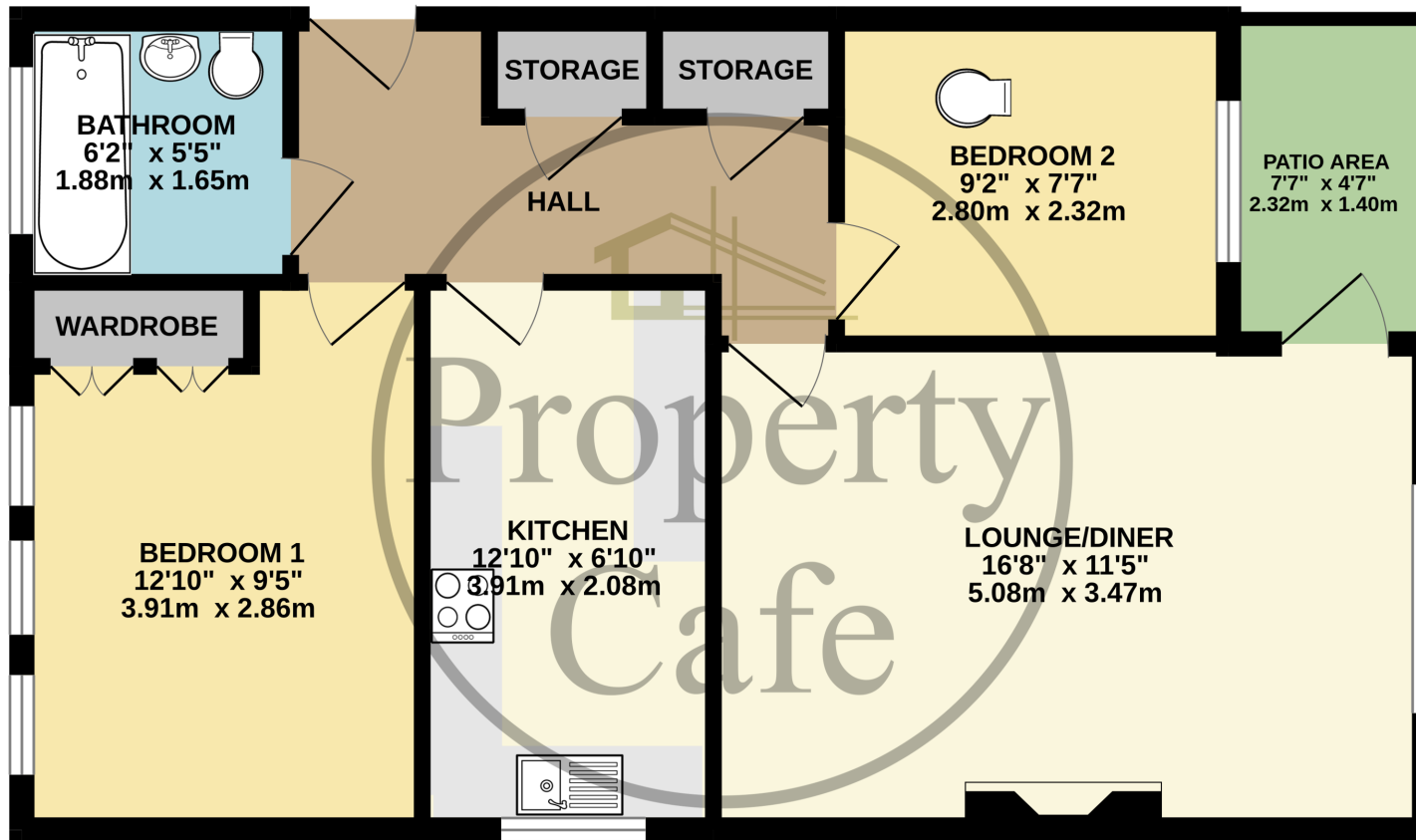
1x Weeks holding deposit = £230.76

5x Weeks security deposit = £1,153.84

Minimum Income required = £30,000



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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 C
Council Tax: Rate 2277
Parking Types: Allocated.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (72)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	79
(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.

- Ground floor flat to let.
- Allocated parking space
- Sought after Collington location.
- Electric heating and double glazing.
 - Modern fitted kitchen.

- Modern bathroom.
- Two double bedrooms
- Security entryphone system.
- Private entrance and balcony.
- Available mid December 2025.