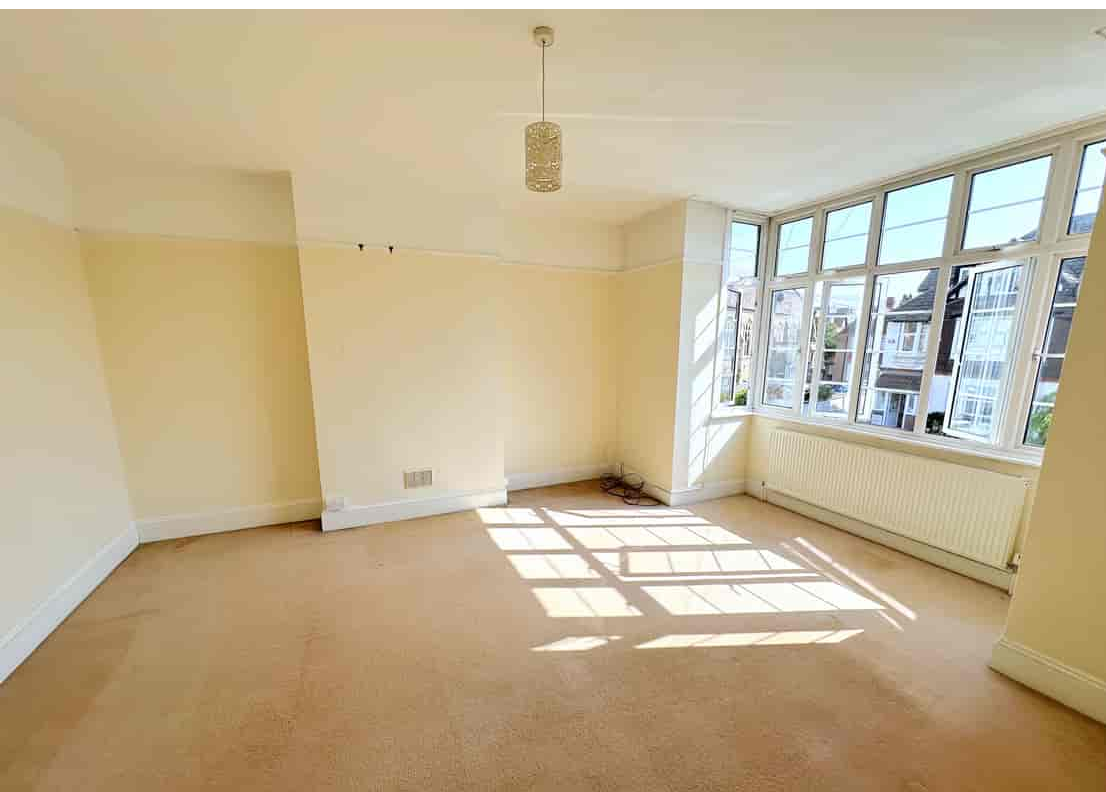




Flat 2, 64 Sea Road, Bexhill-on-Sea, East Sussex, TN40 1JP
£950 pcm





Property Cafe are delighted to offer to let this very spacious first floor split level flat situated in the town centre with its array of shops, pubs/restaurants and within close proximity to the mainline railway station and seafront promenade. This lovely property comprises; Entrance hall with stairs rising to the first floor, a modern fitted bathroom with shower over bath and a separate cloakroom toilet, a good size single bedroom which would make as ideal office space, a half level stairs rising to a very large double bedroom with built in wardrobe, an impressive size lounge/diner with bay window offer sea views and a modern fitted kitchen with integrated oven and hob. The property benefits from a neutral colour scheme throughout, gas central heating and double glazing along with sought after features such as tall skirting and high ceilings. This property is available to let now and internal viewings are highly recommended. A minimum household income of £28,500 per annum will be required to be eligible for this property and for further information or to arrange your internal viewing, please contact our office in 01424 224488 Option 2.

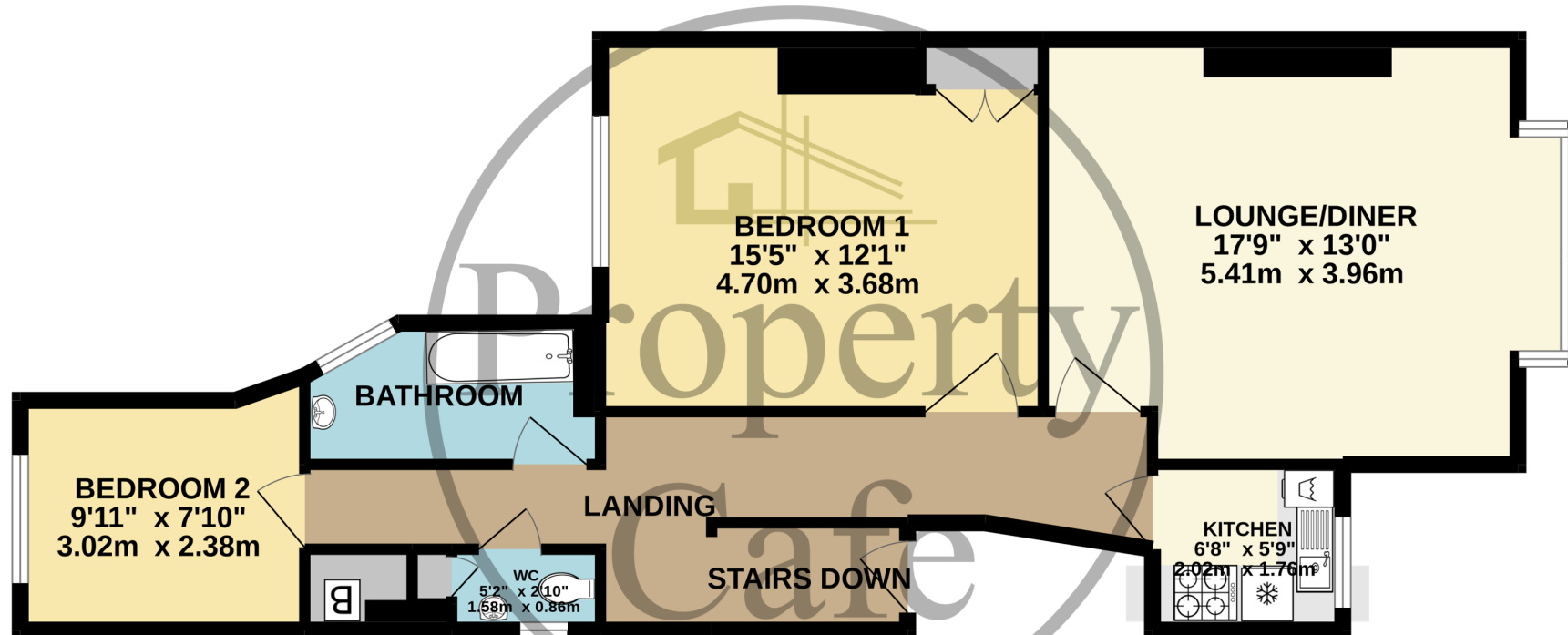
1x Weeks holding deposit = £219.23

5x Weeks security deposit = £1,096.15

Minimum income required = £28,500



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

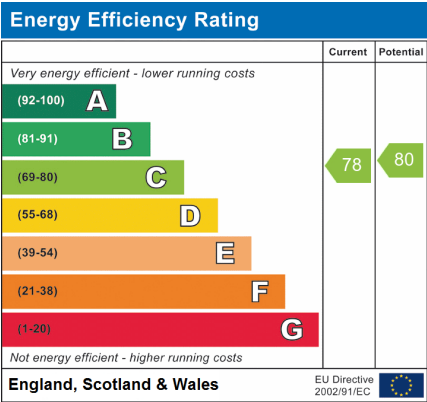


TOTAL FLOOR AREA : 775 sq.ft. (72.0 sq.m.) approx.

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 A
Council Tax: Rate 1708
Parking Types: On Street. Permit.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (78)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.





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.

- First floor split level flat.
- Two good size bedrooms.
- Bay window with sea view.
 - Town centre location.
- Gas central heating and double glazing.

- Available to let now.
- Impressive size lounge/diner.
- Modern fitted kitchen with oven and hob.
- Modern fitted bathroom with separate W.C.
 - Neutral decor throughout.