



Belle Hill, Bexhill-on-Sea, East Sussex, TN40 2AR
£1,350 pcm





The Property Cafe are delighted to offer to the lettings market this spacious top floor flat situated in the sought after residential area of Bexhill old town, offering far reaching panoramic views across Bexhill and our stunning coastline, and just a short distance to Bexhill town centre with it's array of bars/restaurants seafront promenade and mainline railway station. Internally this spacious property comprises secure communal entrance with stairs rising to the top floor landing, leading onto a spacious entrance lobby hallway, two large double bedrooms with fitted wardrobes, a very spacious lounge with ample space to relax and entertain guests, a modern fitted shower room with low level W.C, hand wash basin and a modern fitted kitchen with integrated oven and hob. Additionally the property further benefits from a large South facing balcony, off road communal parking on a first come first served basis, double glazed windows, gas fired central heating Oak hardwood flooring and neutral decor throughout. This fantastic property is available to let now on a long let and a minimum annual income of £40,500 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.

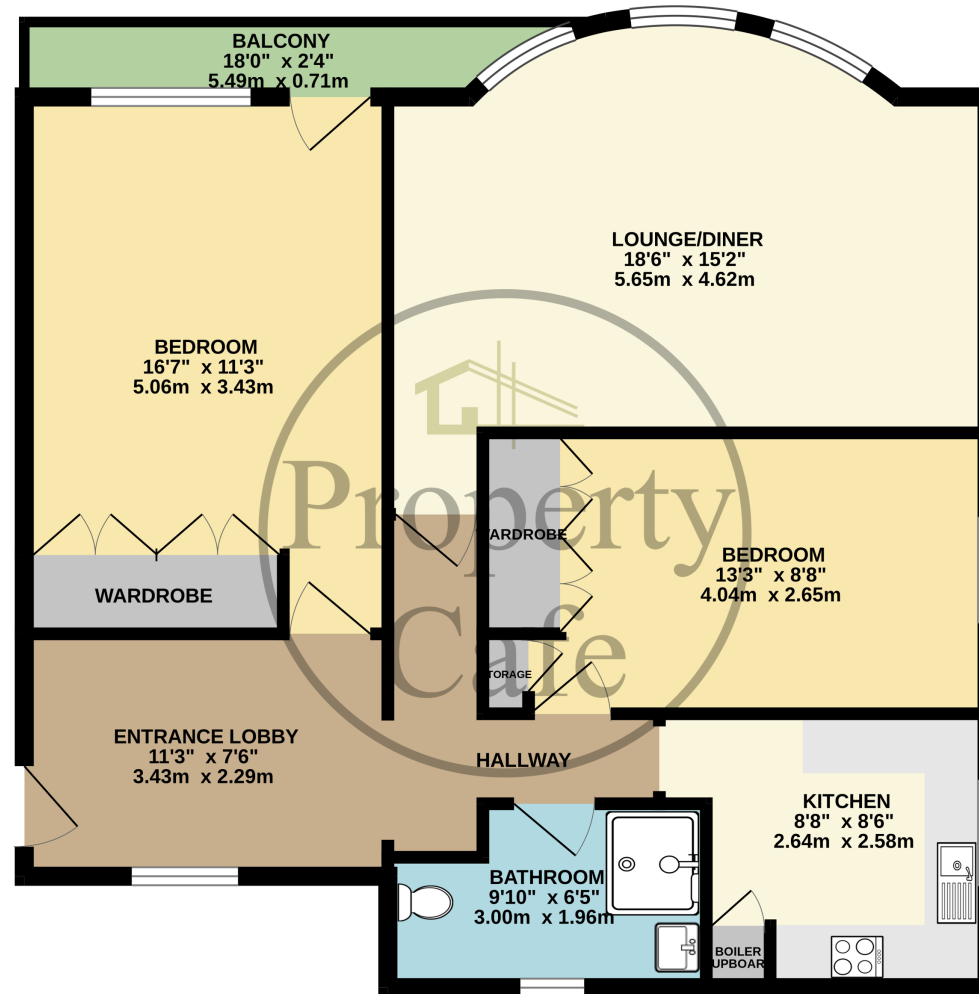
1x Week holding deposit = £311.53

5X Weeks security deposit = £1557.69

Minimum annual affordability = £40,500 p.a



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.8 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 B
Council Tax: Rate 1992
Parking Types: Communal. Off Street.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (71)
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	71	76
(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.

- South facing balcony with panoramic views.
- Two spacious double bedrooms with storage.
 - Sought after residential Bexhill old town.
 - Communal parking space.
 - Security entry phone system.
- Full double glazing and gas fired central heating.
 - Modern fitted kitchen with oven/hob.
 - Modern fitted shower room.
- Oak hardwood flooring and neutral decor.
 - Top floor flat to let.