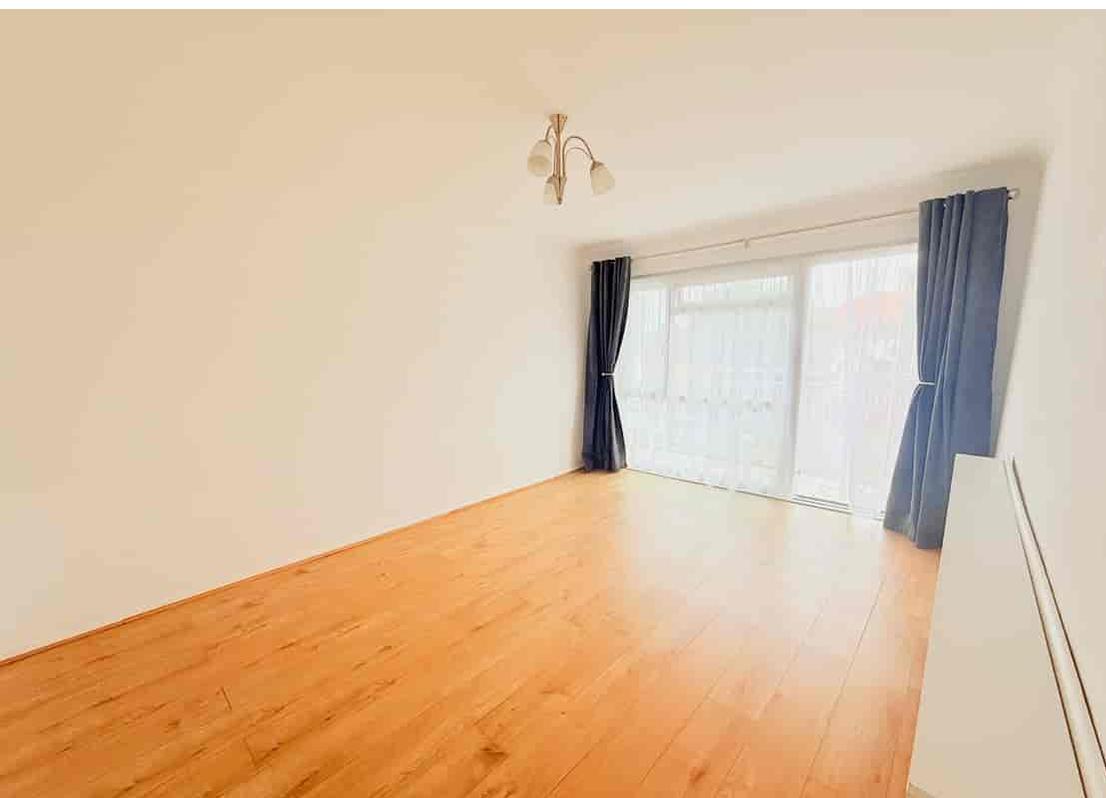




Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3DH  
£1,100 pcm





Property Cafe are delighted to offer to the lettings market this bright and airy first floor purpose built flat, situated in a sought after residential location just a short distance to Collington railway station, bus stops, Bexhill polegrove and town centre.

Internally the property offers spacious accommodation throughout and in brief comprises; Entrance hallway with ample internal storage leading onto two good size double bedrooms, with the master benefitting from fitted wardrobes. There is a spacious walk-in shower room with low level W.C and vanity sink, a modern fitted kitchen with space for appliances and a spacious lounge with South facing balcony. In addition the property offers double glazed windows, gas fired central heating, a neutral colour scheme, wood laminate flooring and a spacious single En-bloc garage with up and over door, suitable for a small/medium sized car. This fantastic property is available early April 2026 and a minimum annual income of £33,000 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.

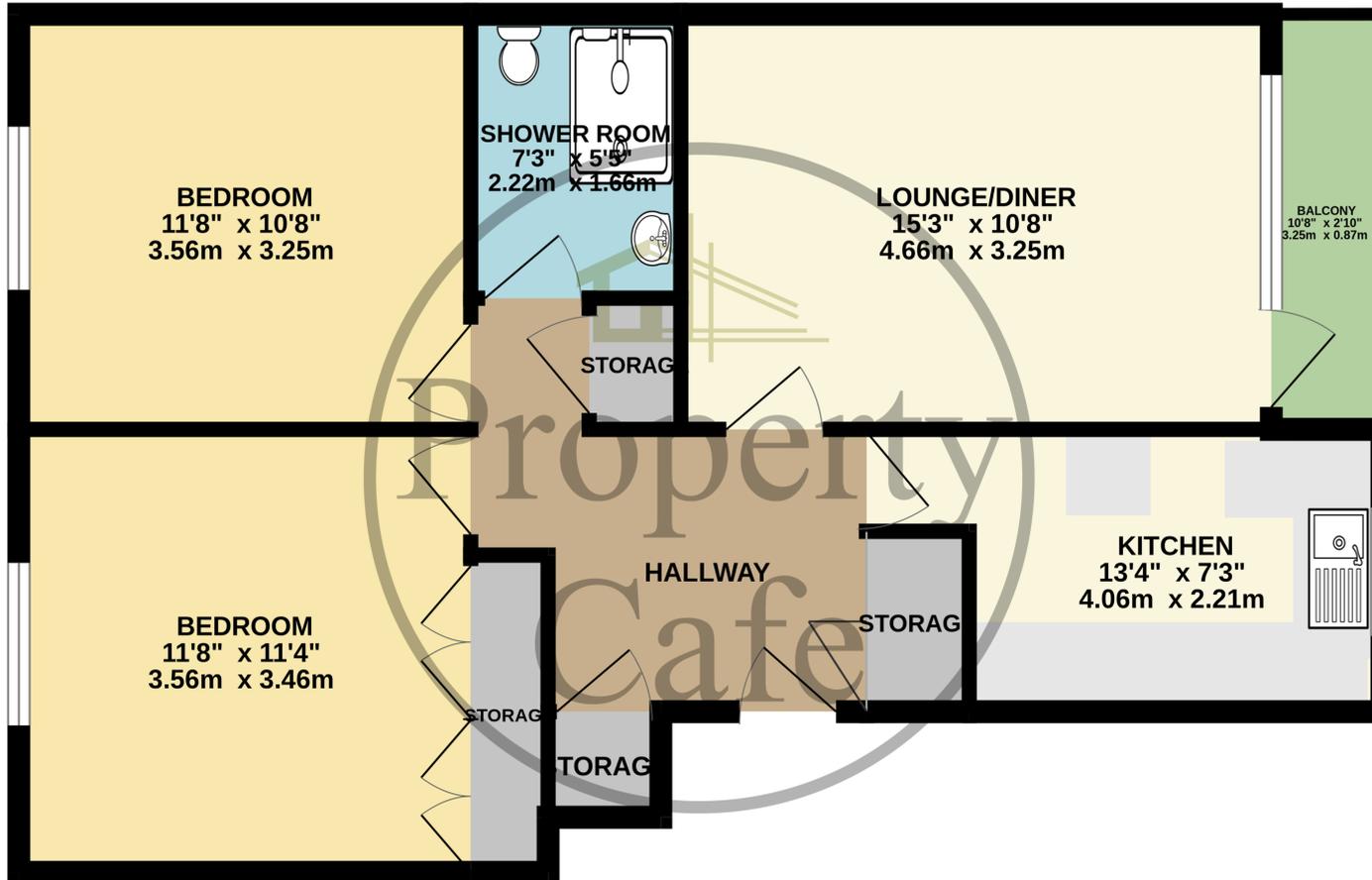
1x Weeks holding deposit = £253.84

5x Weeks security deposit = £1,269.23

Minimum income required = £33,000



665 sq.ft. (61.7 sq.m.) approx.

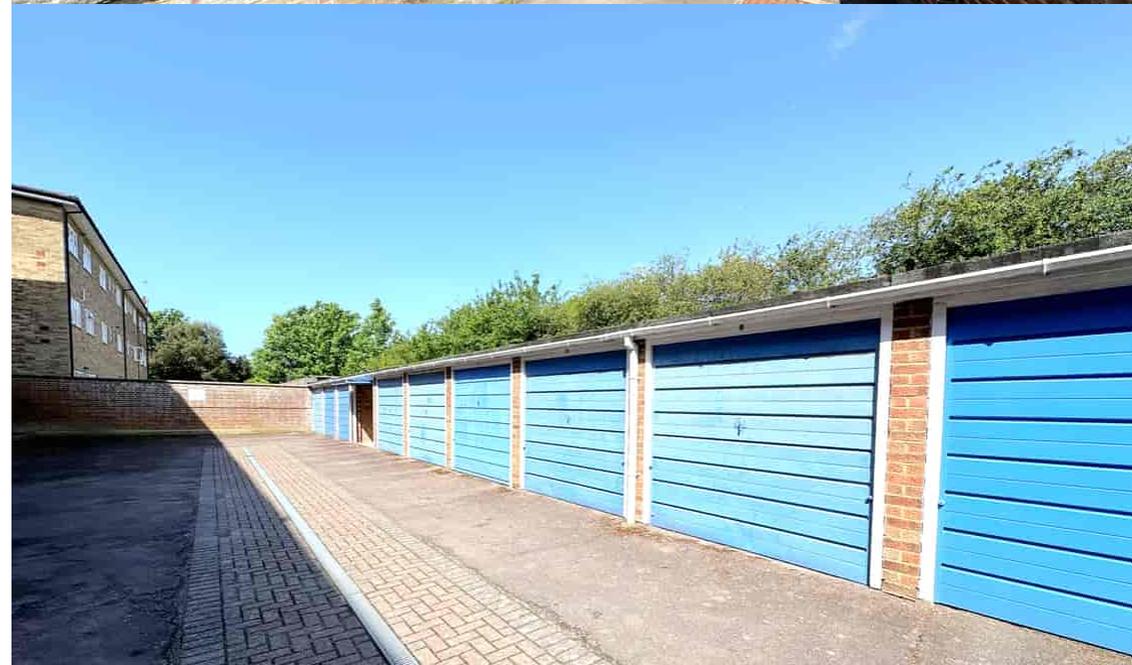


TOTAL FLOOR AREA : 665 sq.ft. (61.7 sq.m.) approx.

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 2168  
**Parking Types:** Garage En Bloc.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (78)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)	78	82
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
<i>Not energy efficient - higher running costs</i>		
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.

- First floor purpose built flat.
  - South facing lounge with balcony.
    - Modern fitted kitchen.
    - Modern fitted shower room.
  - Gas central heating and double glazing.
- Two good size double bedrooms.
    - Spacious en-bloc garage.
  - Ample internal storage throughout.
  - Close to amenities and bus stop.
    - Available early May 2026.