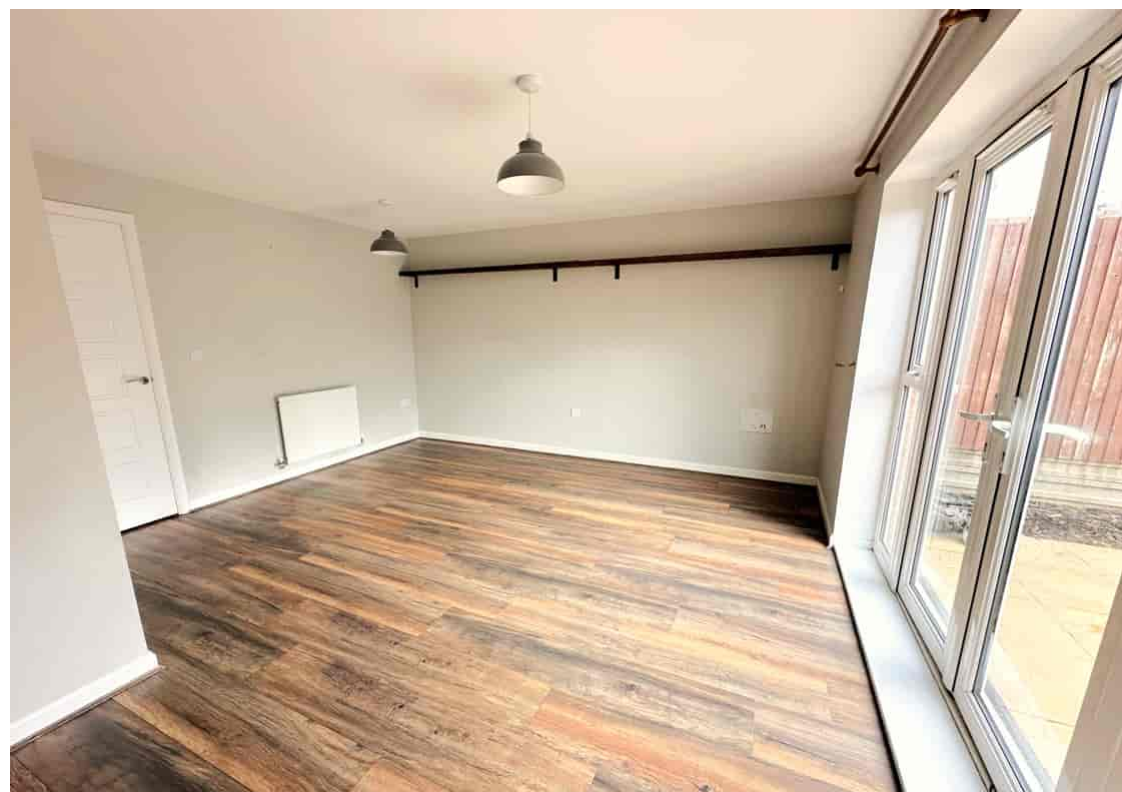




36 Brinklehurst Drive, Bexhill-on-Sea, East Sussex, TN40 2FL
£1,500 pcm





The Property Café are delighted to offer this immaculately presented mid terrace house to the lettings market. The property is ideally situated in the sought after residential location of Pebsham within close proximity to local schools, public transport, Coombe Valley Link Road and Ravenside retail park. Internally the property comprises of entrance hallway with large storage cupboard, downstairs WC, a modern fitted kitchen with integrated oven/hob, fridge freezer and dishwasher which also has ample space for a breakfast table, a spacious lounge with large under stairs storage cupboard and French doors leading into the rear garden finished with Sectional patio/lawn and decking. Stairs rising to the first floor landing offers access onto two good size double bedrooms one with a modern ensuite shower room, a good size single bedroom and a modern family bathroom with shower over bath. Additionally the property further benefits from double glazing throughout, gas fired central heating, neutral tones, two allocated parking spaces, and is available now on a long term let with early internal viewings highly recommended. Pets are welcome in this family home and a minimum annual income of £45,000 per annum is required to be eligible. For additional information or to arrange your internal viewing please contact our Bexhill office on (01424) 224488 option 2.

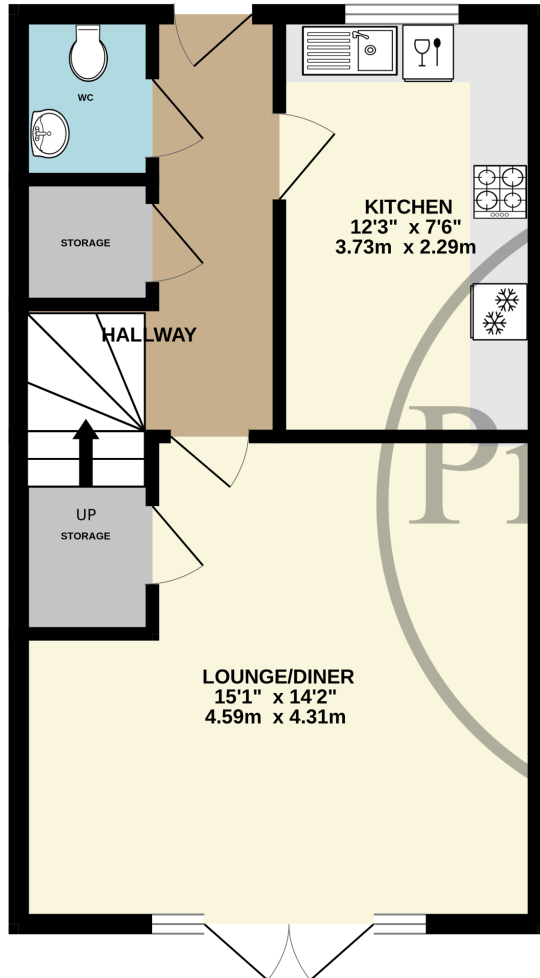
1x Week holding deposit = £346.15

5x Weeks security deposit = £1,730.76

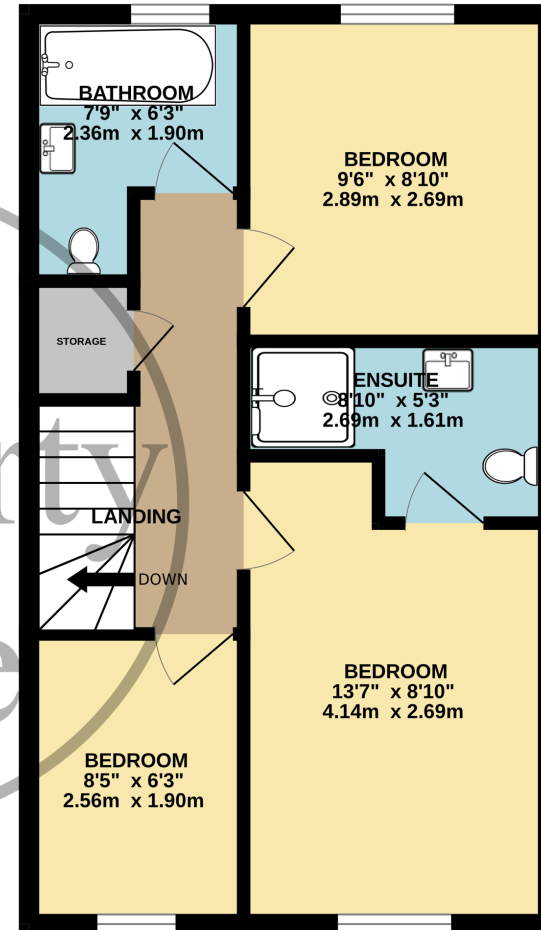
Minimum income required = £45,000 per annum



GROUND FLOOR
398 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 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 C
Council Tax: Rate 2277
Parking Types: Allocated.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: B (85)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Step free access.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 97 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (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.

- Pets welcome in this family home.
 - 2x allocated parking spaces.
 - Two good size double bedrooms and single bedroom.
 - Double glazing and gas central heating.
 - Sectional garden with patio lawn and decking.
- Sought after Pebsham location
 - Mid terrace house to let.
 - Modern fitted kitchen with integrated appliances.
 - Modern family bathroom and ensuite shower.
 - Available now on a long term let.